



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 6, 2011 **REPORT NO. PC-11-003**

ATTENTION: Planning Commission, Agenda of January 13, 2011

SUBJECT: OUR LADY OF MT. CARMEL - PROJECT NO. 176054
PROCESS FOUR

REFERENCE: C-16883, C-17689, HRP 106 (Attachment 8)

**OWNER/
APPLICANT:** The Roman Catholic Bishop of San Diego, Owner (Attachment 10)
Reverend Patrick J. Murphy, Pastor, Applicant

SUMMARY

Issue: Should the Planning Commission approve a phased church campus expansion for the existing Our Lady of Mt. Carmel Church, located at 13541 Stoney Creek Road in the Rancho Penasquitos Community Plan area?

Staff Recommendation:

1. **Certify** Mitigated Negative Declaration No. 176054 and **Adopt** the Mitigation, Monitoring and Reporting Program, and
2. **Approve** Planned Development Permit No. 646224, Site Development Permit No. 646223, and Conditional Use Permit No. 632798 (Amendment to C-16883, C-17689 and HRP 106).

Community Planning Group Recommendation: The Rancho Penasquitos Planning Board voted 11-0-1-1 to recommend approval of the proposed project on February 3, 2010, with recommended conditions, as detailed within this report (Attachment 9).

Environmental Review: Mitigated Negative Declaration No. 176054 has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance potential impacts identified in the environmental review process.

Fiscal Impact Statement: No cost to the City. A deposit account funded by the applicant recovers all costs associated with the processing of the project application.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project proposes to construct a new 21,000 square foot worship center and remodel an existing building into a parish hall on a 6.9-acre site in the Black Mountain neighborhood of the Rancho Penasquitos Community Plan. The site, designated as religious facility in the Community Plan, has an underlying zone of RS-1-14. The site's residential zone could potentially allow for the development of 60 single-family housing units. The project consists of religious facility uses and would not result in the demolition of existing housing units or the creation of additional housing units in the Rancho Penasquitos community.

BACKGROUND

Our Lady of Mt. Carmel was constructed on this site over 29 years ago via Conditional Use Permits 16883 and 17689, as well as Hillside Review Permit 106. The subject request seeks amendment to those permits.

The existing church campus includes a worship center/parish hall, meeting rooms in modular buildings, and onsite parking. The campus includes a church rectory adjacent to existing single-family residential uses at the entrance on Stoney Creek Road.

The proposed development seeks to allow the church to continue to better serve its constituency and the community at large by providing updated facilities for worship, assembly, meetings and administration.

DISCUSSION

Project Description:

The project site is located at 13541 Stoney Creek Road in the RS-1-14 Zone and the Airport Influence Area, within the Rancho Penasquitos Community Plan area (Attachment 3). The 6.9-acre site lies at the northeast corner of Stoney Creek Road and Carmel Mountain Road. The surrounding area to the northwest is developed with single-family residences and another church facility. The areas northeast and southwest of the site are within the MHPA and Black Mountain Open Space Park. A Covenant of Easement is required as a condition of project approval which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area.

The proposed project is a request for a Planned Development Permit, Site Development Permit and Conditional Use Permit to allow a phased church campus expansion with deviations for height and distance between driveways.

Discretionary Actions Summarized:

Planned Development Permit: A Planned Development Permit is required for the proposed deviations for height and reduced distance between driveways.

- a. Height Deviation: Observing a maximum height of 55 feet where 35 feet is the maximum permitted (55 feet at tower, and 44 feet at dome).
- b. Driveway Deviation: Maintaining a distance of 30'-0" between driveways where 45'-0" is the minimum required.

Site Development Permit: A Site Development Permit is required due to the presence of Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources and steep hillsides on the project site. Proposed grading on the site would cover about 4.6 acres of the project site, and the proposed improvements are located within the existing development footprint. A Covenant of Easement is required as a condition of permit approval which will ensure that any sensitive habitat on site will remain undisturbed. The project would comply with all MSCP-required land use adjacency guidelines and City ESL mitigation requirements for direct and indirect impacts to biological resources, as specified in the required Mitigation, Monitoring and Reporting Program. The small amount of steep hillsides existing on the site will remain undisturbed and are located entirely within the Covenant of Easement area. This Site Development Permit would also amend Hillside Review Permit No. 106, which allowed for the original grading for the church and adjacent residential subdivision to the northwest (Attachment 8).

Conditional Use Permit: A Conditional Use Permit (CUP) is required for the church use on this RS-1-14 Zoned site. This CUP would amend existing CUP Nos. 16883 and 17689 which allowed for the original construction of the church and use of the rectory for worship services (Attachment 8).

Phasing of Improvements:

The project allows the applicant to phase the proposed improvements, as conditioned within the draft permit:

- a. Phase 1.a consists of the expansion of the existing parking lot and the optional creation of a temporary parking lot in the area designated for a worship center;
- b. Phase 1.b consists of the dismantling of the temporary parking lot and construction of a new, approximately 25,800-square-foot worship center and conversion of an existing, approximately 16,033-square-foot worship space into parish hall space;
- c. Phase 2 consists of the demolition of an existing 4,000-square-foot existing office space and development of a new, approximately 12,033-square-foot parish hall with a two-story, 18,800-square-foot classroom addition;
- d. Phase 3 consists of construction of an approximately 7,000-square-foot parish hall addition for administrative offices.

General/Community Plan Analysis:

The proposed project is located at 13541 Stoney Creek Road in the Black Mountain neighborhood of the Rancho Penasquitos Community Plan area (Attachment 2). The proposal is for a new worship center and phased church campus expansion totaling approximately 63,633 square feet on a 6.9-acre site. The General Plan provides a land use designation for institutional uses and allows for the tailoring of those uses based on community needs. The proposed project is surrounded by single-family residential and open space to the north, a religious facility use and open space to the west, open space to the south, and multi-family residential to the east. As an existing use within the community, the proposed expansion of the religious facility would allow the facility to continue to meet the community needs. The site is designated as a Religious Facility and the proposed project would not adversely impact the land use designation in the Community Plan nor the policies of the General Plan.

The proposed project has requested a deviation for building height. The height deviation requested would allow a maximum of 55 feet where 35 feet is now permitted. The proposed project's new worship center includes a 55-foot-high tower and a 44-foot-high dome. Staff supports the deviation for height, with the tower being located in the southwest corner of the project, resulting in reduced visual impacts to the adjacent single-family residences.

The Community Appearance and Design Element of the Community Plan calls for building design that is respectful of surrounding uses and the adjacent Black Mountain open space. The proposed project would help implement the Community Plan by ensuring that the grading and landscaping serves to blend with the natural landform and topography. The proposed project also would help implement the Community Plan by providing varied setbacks and diversity of materials that are sensitive to the surrounding environment.

The Social Needs Element of the Community Plan identifies the need for religious facilities within the community and addresses recommendations for designated sites within Rancho Penasquitos. The proposed project would implement the designation within the community plan by continuing to provide a facility on the designated site which includes educational activities and related programs for individual community members. The proposed project also includes meeting rooms and educational activities that may be available for the community's use as encouraged by the Community Plan. The Social Needs Element recommends religious facilities provide adequate and sufficient parking to limit impacts on surrounding uses. The proposed project's parking and landscaping plans would help implement these recommendations and serves to minimize impacts of activities on site.

Environmental Analysis:

The Mitigated Negative Declaration analyzed the environmental impacts of the proposed Our Lady of Mt. Carmel project. Implementation of the proposed Mitigation, Monitoring and Reporting Program (MMRP) would reduce, to below a level of significance, potential impacts to biological resources, land use (MHPA Adjacency), noise, and paleontological resources.

Community Concerns:

The Rancho Penasquitos Planning Board (RPPB) voted 11-0-1-1 to recommend approval of the proposed project on February 3, 2010, with recommended conditions (Attachment 9). The Board's recommended conditions include:

- a. The items in the proposed MND be implemented. *Response: This is a condition of permit approval.*
- b. The driveway curb cuts and the onsite parking are acceptable by the City Engineer and the Planning Department. *Response: Both Engineering and Planning are supporting the project as presented and conditioned.*
- c. Jacaranda Trees shall be provided on the west side of Stoney Creek Road, pending the acceptance of the abutting property owner. *Response: These trees would be off-site and this is not a requirement by the City. Any agreement to this recommended condition is between the applicant and the RPPB.*
- d. All landscaping shall be maintained in a viable growing condition for the duration of the PDP/SDP/CUP. *Response: This is a condition of permit approval, as well as a San Diego Municipal Code requirement.*
- e. Maintenance of the trees on the west side of Stoney Creek Road shall be required of the abutting land owner. *Response: These trees would be off-site and this is not a requirement by the City. Any agreement to this recommended condition is between the applicant and the RPPB.*
- f. A church representative agent will be provided during peak assemblages to direct traffic into and out of the proposed parking lot, filling it first, prior to overflowing on the residential public street. This shall also occur if the neighboring church has peak assemblages simultaneously. *Response: This is not a requirement by the City. Any agreement to this recommended condition is between the applicant and the RPPB.*
- g. The parish residence (rectory, Lot 38) will remain for single-family use only. *Response: Prior CUPs for this site permitted the use of the rectory for worship services prior to the construction of the worship center. The current CUP request does not contain special dispensation for the rectory building, therefore, it must conform to the underlying zoning regulations, which is for single-family residential use.*
- h. The noise levels shall not exceed the levels acceptable in the pending acoustical report. *Response: The project must conform with the City's noise ordinances, as required by the San Diego Municipal Code.*
- i. Applicant shall provide a yellow flashing light for signal ahead subject to approval by the City Engineer. *Response: No yellow flashing light is required as a function of this permit.*

The applicant has indicated, and the minutes from the RPPB indicate, the active involvement of the community in reviewing this project at the RPPB meetings. No other communications have been received regarding this project from the surrounding neighbors.

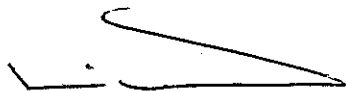
Conclusion:

Staff has determined the proposed Our Lady of Mt. Carmel project complies with the applicable sections of the San Diego Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed Planned Development Permit, Site Development Permit and Conditional Use Permit (Attachment 5). A Mitigated Negative Declaration has been prepared for this project and the mitigation required would reduce any potentially significant impacts to below a level of significance.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 646224, Site Development Permit No. 646223, and Conditional Use Permit No. 632798, **with modifications.**
2. **Deny** Planned Development Permit No. 646224, Site Development Permit No. 646223, and Conditional Use Permit No. 632798, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

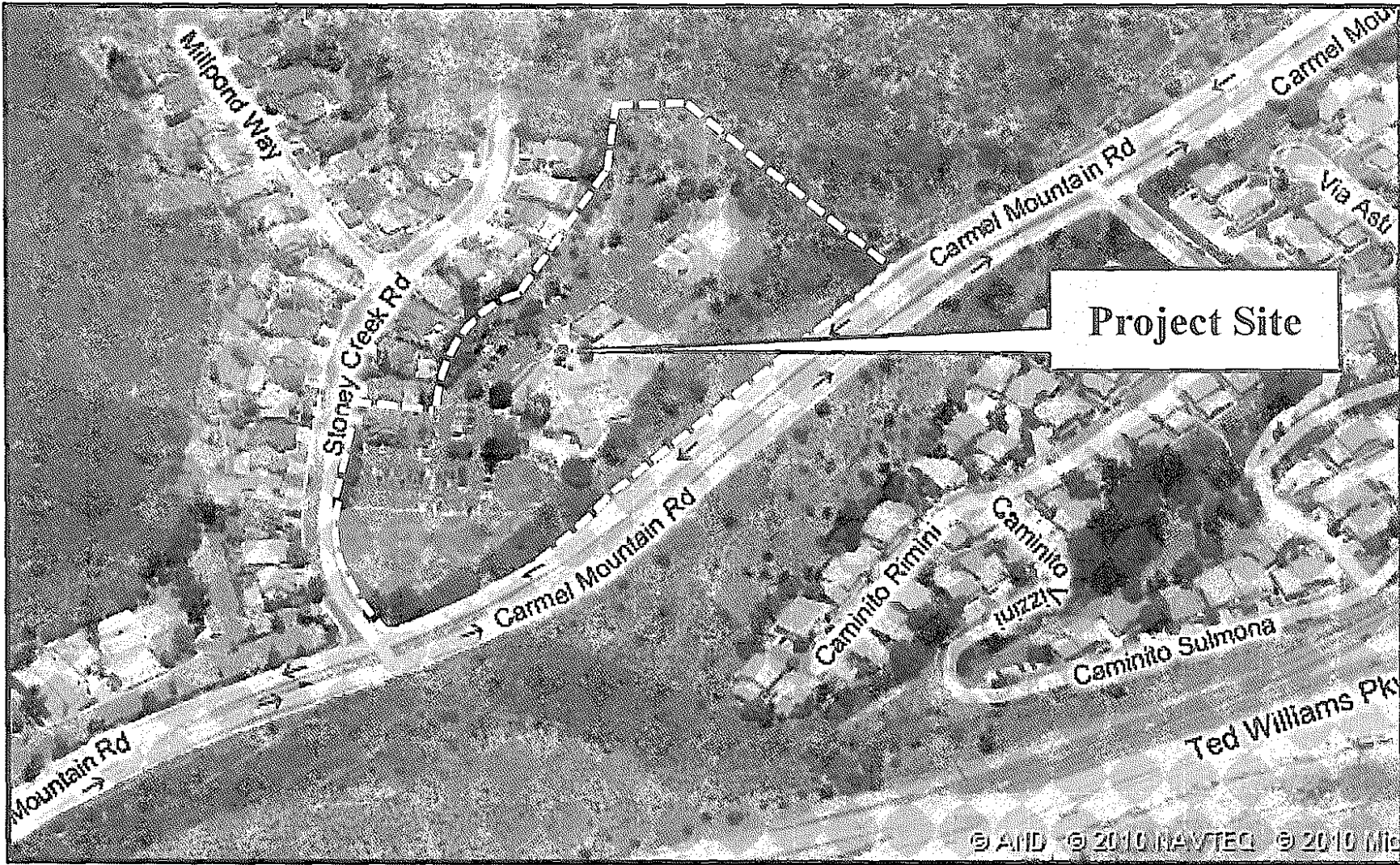


Michelle Sokolowski, Project Manager
Development Services Department

WESTLAKE/MS

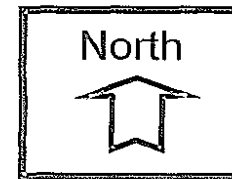
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit and Resolution
6. Draft Environmental Resolution with MMRP
7. Project Plans
8. Copy of C-16883, C-17689 and HRP 106
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement



Aerial Photo

OUR LADY OF MT. CARMEL – 13541 STONEY CREEK LANE
PROJECT NO. 176054





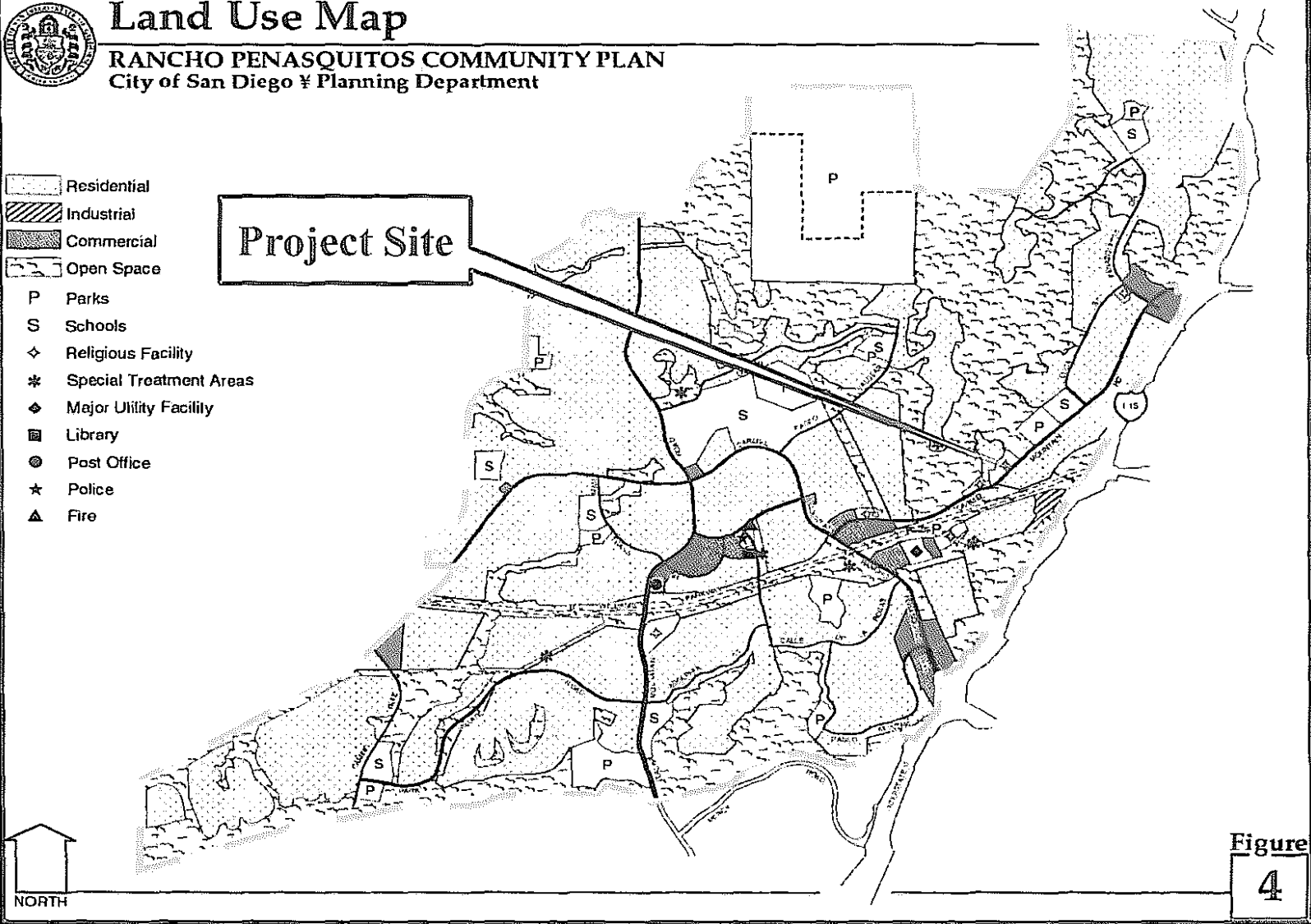
Land Use Map

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego & Planning Department

- Residential
- Industrial
- Commercial
- Open Space

- P Parks
- S Schools
- ◇ Religious Facility
- * Special Treatment Areas
- ◆ Major Utility Facility
- ▣ Library
- ⊙ Post Office
- ★ Police
- ▲ Fire

Project Site



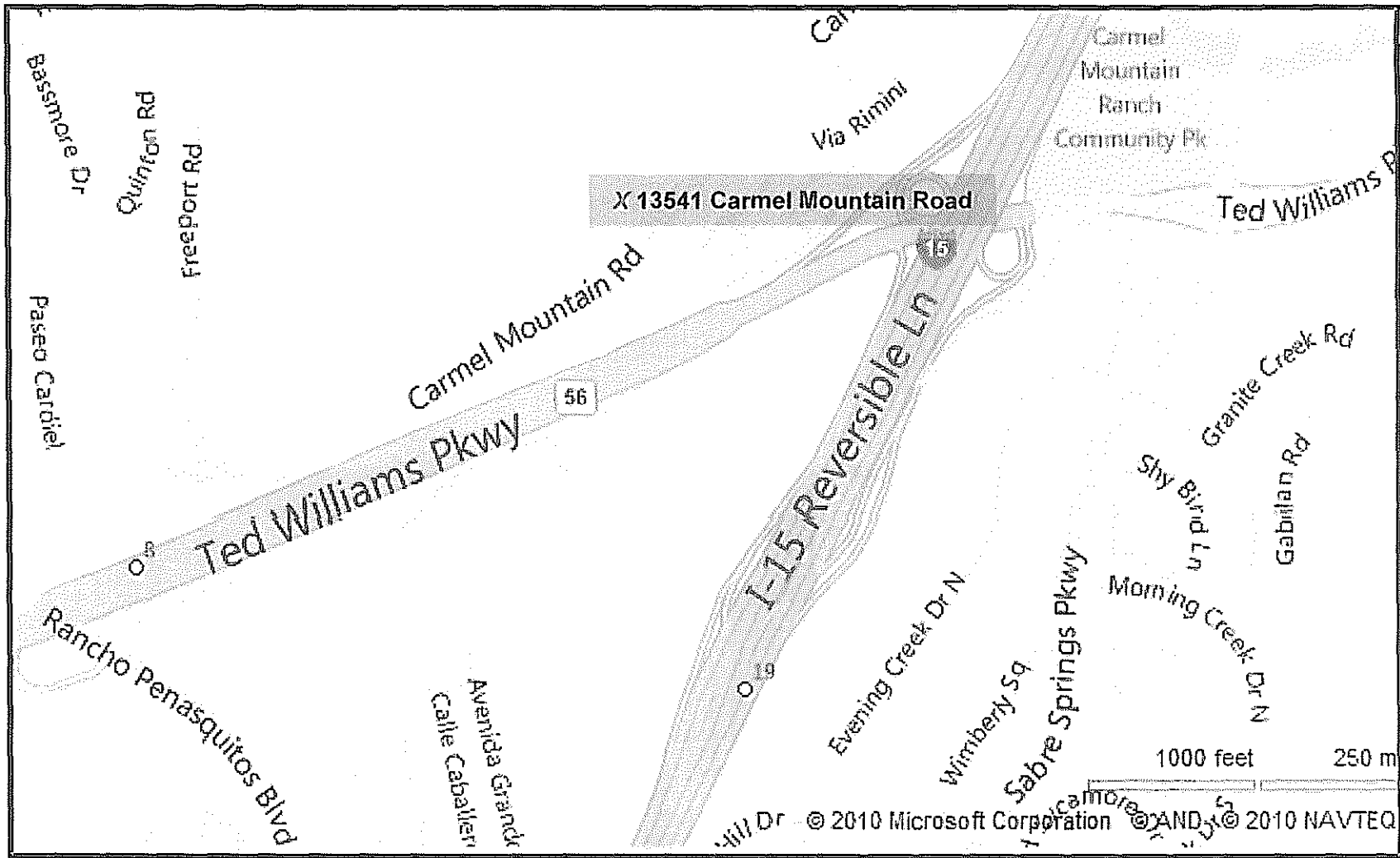
Land Use Map

OUR LADY OF MT. CARMEL - 13541 STONEY CREEK ROAD

PROJECT NO. 176054



Figure
4



Project Location Map

OUR LADY OF MT. CARMEL – 13541 STONEY CREEK ROAD
PROJECT NO. 176054



PROJECT DATA SHEET

PROJECT NAME:	Our Lady of Mt. Carmel – Project No. 176054	
PROJECT DESCRIPTION:	A phased church campus expansion for the existing Our Lady of Mt. Carmel Church.	
COMMUNITY PLAN AREA:	Rancho Penasquitos Community Plan Area	
DISCRETIONARY ACTIONS:	Planned Development Permit; Site Development Permit; Conditional Use Permit (Amendment to C-16883, C-17689, HRP 106)	
COMMUNITY PLAN LAND USE DESIGNATION:	The Rancho Penasquitos Community Plan designates the proposed project site as “Religious Facility”	
<u>ZONING INFORMATION:</u>		
<p>ZONE: RS-1-14</p> <p>HEIGHT LIMIT: 35-Foot maximum height limit</p> <p>LOT SIZE: 6.9 acres/5,000 square feet, minimum lot size.</p> <p>FLOOR AREA RATIO: 0.60 maximum</p> <p>FRONT SETBACK: 15’</p> <p>SIDE SETBACK: 4’</p> <p>STREETSIDE SETBACK: 10’</p> <p>REAR SETBACK: 10’</p> <p>PARKING: 358 spaces total required; 358 spaces total provided</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTHWEST:	Residential: RS-1-14	Single-family residential
SOUTHWEST:	Residential: RS-1-14	Church (New Hope Church)
NORTHEAST:	Open Space; AR-1-1	Open space/MHPA
SOUTHEAST:	Residential; RS-1-13 and RM-2-5	Open space and multi-family residential.
DEVIATIONS OR VARIANCES REQUESTED:	<ol style="list-style-type: none"> <u>Height Deviation:</u> Observing a maximum height of 55 feet where 35 feet is the maximum permitted (55 feet at tower, and 44 feet at dome). <u>Driveway Deviation:</u> Maintaining a distance of 30’-0” between driveways where 45’-0” is the minimum required. 	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Rancho Penasquitos Planning Board voted 11-0-1-1 to recommend approval of the proposed project on February 3, 2010, with recommended conditions.	

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23432175

PLANNED DEVELOPMENT PERMIT NO. 646224
SITE DEVELOPMENT PERMIT NO. 646223
CONDITIONAL USE PERMIT NO. 632798
OUR LADY OF MT. CARMEL - PROJECT NO. 176054 (MMRP)
AMENDMENT TO CONDITIONAL USE PERMIT NOS. 16883 and 17689
and HILLSIDE REVIEW PERMIT NO. 106
PLANNING COMMISSION

This Planned Development Permit (PDP)/Site Development Permit (SDP)/Conditional Use Permit (CUP) [Amendment to CUP 16883 and 17689 and Hillside Review Permit 106] is granted by the Planning Commission of the City of San Diego to THE ROMAN CATHOLIC BISHOP OF SAN DIEGO, A CORPORATE SOLE, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0602, 126.0502 and 126.0303. The 6.9-acre site is located at 13541 Stoney Creek Road in the RS-1-14 Zone and the Airport Influence Area, within the Rancho Penasquitos Community Plan. The project site is legally described as: Lots 38 and 39, Penasquitos Heights, Map No. 9250.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to expand the existing church campus buildings, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 13, 2011, on file in the Development Services Department.

The project shall include:

- a. A phased church campus expansion from approximately 16,033 square feet to approximately 63,633 square feet, as detailed in Condition No. 12;
- b. Deviations: the project includes deviations for height and distance between driveways, as detailed in Condition No. 53;
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Game [CDFG] pursuant to California Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that

no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to

control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. Unless otherwise indicated, this permit supersedes Conditional Use Permit Nos. 16883 and 17689 and Hillside Review Permit No. 106.

12. This Permit may be developed in phases:

- a. Phase 1.a consists of the expansion of the existing parking lot and the optional creation of a temporary parking lot in the area designated for a worship center;
- b. Phase 1.b consists of the dismantling of the temporary parking lot and construction of a new, approximately 25,800-square-foot worship center and conversion of an existing, approximately 16,033-square-foot worship space into parish hall space;
- c. Phase 2 consists of the demolition of an existing 4,000-square-foot existing office space and development of a new, approximately 12,033-square-foot parish hall with a two-story, 18,800-square-foot classroom addition;
- d. Phase 3 consists of construction of an approximately 7,000-square-foot parish hall addition for administrative offices.
- e. Each phase shall be consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

14. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 176054 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 176054 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources, Land Use (MHPA Adjacency), Noise and Paleontological Resources

ENGINEERING REQUIREMENTS:

16. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
18. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
19. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the construction of two current City Standards driveways, adjacent to the site on Stoney Creek Road.
20. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk adjacent to the site on Carmel Mountain Road.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
23. Prior to the issuance of any construction permit the Owner/Permittee shall provide evidence of coverage under the General Industrial National Pollutant Discharge Elimination System, in the form of a Notice of Intent (NOI) filed with the State Water Resources Control Board.
24. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ and San Diego Regional Water Quality Control Board (SDRWQCB) Order No. R9-2007-001, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
25. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed

NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 2009-0009-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-0009-DWQ.

26. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMPs) on the final construction drawings, consistent with the approved Water Quality Technical Report.

GEOLOGY REQUIREMENTS:

27. Prior to the issuance of any construction permits, the Owner/Permittee shall provide additional geotechnical information for the review and approval of the City Geologist, satisfactory to the City Geologist and Development Services Department.

LANDSCAPE REQUIREMENTS:

28. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

29. Prior to issuance of any construction permits for public right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall show, label and dimension a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

30. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

31. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

32. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

33. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

34. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.

35. The Owner/Permittee shall be responsible for the installation and maintenance of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon, water course, wet land or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in section 1.3 of the Landscape Standards.

36. A Brush Management Plan shall be submitted for review and approval by the Development Services Department. The Brush Management Plan shall be in substantial conformance to Exhibit "A" and the City's Brush Management Regulations.

37. High water use plants shall be limited to not more than 10 percent of the total developed landscape area. All other plantings shall be composed of low-water-use plant material.

38. Prior to issuance of any construction permits for buildings a water budget shall be provided in accordance with the Water Conservation Requirements-Section 142.0413.

39. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual. The Irrigation audit shall certify that all plants, irrigation systems, and landscape features have been installed and operate as approved by the Development Services Department prior to occupancy of use.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

40. The Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' Brush Management Plan, on file in the Office of the Development Services Department, to the satisfaction of the Fire Marshal and the Development Services Department.

41. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'

42. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the Development Services Department and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with SDMC 55.0101, the Land Development Code section 142.0412, and the Land Development Manual - Landscape Standards.
43. Prior to issuance of any construction permits, all relevant plans shall be modified to remove Brush Management Zone 1 from the conservation easement, satisfactory to the Fire Marshal and the Development Services Department.
44. The Brush Management Program shall consist of two zones consistent with the Brush Management regulations of the Land Development Code section 142.0412 as follows:
- a. The proposed "Parish Hall/Mtg. Room/Administration Building" (near the area of the remodeled existing sanctuary and new administration addition) shall have a modified Zone One ranging from 25 feet to 35 feet and a Zone Two ranging from 65 feet to 75 feet as shown on the Brush Management Plan of Exhibit 'A.'
45. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) are not permitted, while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and the Development Services Department approval.
46. The following note shall be provided on the Brush Management Construction Documents:
- 'It shall be the responsibility of the Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.'
47. In Zones One and Two, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.
48. Prior to Final Inspection and Framing Inspection for any building, the approved Brush Management Program shall be implemented.
49. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

50. Owner/Permittee shall maintain a minimum of 358 off-street parking spaces (at the conclusion of all phases) on the property at all times in the approximate locations shown on the approved Exhibit "A," and as detailed in "Transportation Requirements" section of this permit. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other

use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

51. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

52. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources in accordance with SDMC sections 143.0140(a) and 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

53. Deviations are permitted as follows, as depicted on Exhibit "A":

- a. Height Deviation: Observing a maximum height of 55 feet where 35 feet is the maximum permitted (55 feet at tower, and 44 feet at dome).
- b. Driveway Deviation: Maintaining a distance of 30'-0" between driveways where 45'-0" is the minimum required.

54. The proposed development shall comply with all the Refuse and Recyclable Materials Storage Regulations as required by SDMC Sections 142.0810 and 142.0830.

55. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

56. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

57. The Owner/Permittee shall ensure conformance with all Transportation Requirements, to the satisfaction of the City Engineer.

58. Fixed seating shall be provided in the main sanctuary. No more than 81 seats and 18,240 inches of pew space shall be provided in the main sanctuary in Phase I, and no more than 162 seats and 18,240 inches of pew space shall be provided in the main sanctuary in Phase II and Phase III.

59. For Phase I, no fewer than 331 automobile parking spaces (including 7 standard accessible and 1 van accessible space), 7 motorcycle, and 7 bicycle parking spaces with rack(s) shall be provided as shown on the project's Exhibit "A." For both Phase II and for Phase III, no fewer than 358 automobile parking spaces (including 6 standard accessible and 2 van accessible

spaces), 7 motorcycle, and 7 bicycle parking spaces with rack(s) shall be provided as shown on the project's Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code.

60. No weekday school or weekday day care shall be provided at the facility. Non-licensed childcare as an ancillary use to other church functions is allowed.
61. A minimum of 45 minutes shall be provided between the ending of one church service and the beginning of the next church service.
62. The full capacity of the main sanctuary shall be utilized on weekends only. When the main sanctuary is being fully utilized, no other portion of the site may be utilized by adults nor shall any other activities occur on site, with the exception of meetings for children of parents attending services in the main sanctuary.
63. On weekdays the main sanctuary shall only be utilized during the hours of 8:00 am through 3:00 pm or 6:30 p.m. through 9:00 p.m. On weekdays while the main sanctuary is used, no more than 5800 square feet, 6700 square feet, and 6100 square feet of meeting space shall be utilized for Phase 1, Phase 2, and Phase 3 respectively (where the total available meeting space for Phase 1 is 14,460 square feet and 17,017 square feet for both Phase 2 and Phase 3).
64. No church service shall exceed 450 people on weekdays, except major Catholic holidays. When services that exceed 450 people are held, no other meeting space shall be used concurrently.
65. When the administrative office space is occupied and the main sanctuary is not utilized, no more than a combined total of 10,800 square feet, 11,600 square feet, and 11,100 square feet of meeting/assembly area shall be utilized in Phase 1, 2, and 3 respectively.
66. When the administrative office space and main sanctuary are not occupied, no more than a combined total of 11,000 square feet of meeting/assembly area shall be occupied for Phase 1 and 11,900 square feet of meeting/assembly area shall be occupied for both Phase 2 and Phase 3.
67. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the lengthening of the eastbound left turn pocket on Carmel Mountain Road to provide a minimum 250 long pocket plus a 90 foot bay taper, satisfactory to the City Engineer. The improvement plan for this improvement should include a signing and striping plan which includes center line striping and red curb on Stoney Creek Road, satisfactory to the City Engineer.

WASTEWATER REQUIREMENTS:

68. Prior to the issuance of any engineering or building permits, the developer shall obtain an Encroachment Maintenance and Removal Agreement for all private sewer laterals serving this site located in or over the public right of way.

69. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

70. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

71. Prior to the issuance of any new Certificates of Occupancy, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the removal of all existing unused services, within the right-of-way adjacent to the project site. The proposed fire service must be connected to the existing 16" water main located within Carmel Mountain Road right-of-way, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

72. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer.

73. Prior to the issuance of any new certificates of occupancy, all public water facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

74. The Owner/Permittee shall design and construct all proposed public water facilities in accordance with established criteria in the current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on January 13, 2011, by Resolution No. _____.

PLANNING COMMISSION
 RESOLUTION NO. _____
 PLANNED DEVELOPMENT PERMIT NO. 646224
 SITE DEVELOPMENT PERMIT NO. 646223
 CONDITIONAL USE PERMIT NO. 632798
OUR LADY OF MT. CARMEL - PROJECT NO. 176054 (MMRP)
 AMENDMENT TO CONDITIONAL USE PERMIT NOS. 16883 & 17689/
 HILLSIDE REVIEW PERMIT NO. 106

WHEREAS, THE ROMAN CATHOLIC BISHOP OF SAN DIEGO, A CORPORATE SOLE, Owner/Permittee, filed an application with the City of San Diego for a permit to expand the existing church campus buildings (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 646224, 646223, 632798), on portions of a 6.9-acre site;

WHEREAS, the project site is located at 13541 Stoney Creek Road in the RS-1-14 Zone and the Airport Influence Area, within the Rancho Penasquitos Community Plan;

WHEREAS, the project site is legally described as Lots 38 and 39, Penasquitos Heights, Map No. 9250;

WHEREAS, on January 13, 2011, the Planning Commission of the City of San Diego considered Planned Development Permit No. 646224, Site Development Permit No. 646223, and Conditional Use Permit No. 632798 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated January 13, 2011.

FINDINGS:

Planned Development Permit - Section 126.0604

1. The proposed development will not adversely affect the applicable land use plan.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. The existing church facility is present on this site, as permitted via Conditional Use Permit Nos. 16883 and 17689 and Hillside Review Permit No. 106. The proposed project includes demolition, remodeling and additions in an effort to revitalize the existing church campus that has been in this location for more than 29 years. The Rancho Penasquitos Community Plan designates the site as "Religious Facility" Land Use, and encourages religious facilities to offer meeting rooms, set up children and teen educational activities, supportive care for

individual community members and conduct religious activities. The provision of these services will be enhanced through the implementation of the proposed project.

The proposed church expansion project is consistent with and implements the goals of the Rancho Penasquitos Community Plan as allowed through the Planned Development Permit, Site Development Permit, and Conditional Use Permit processes. Therefore, the project would not adversely affect the Rancho Penasquitos Community Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. Mitigated Negative Declaration No. 176054 has been prepared for the project in accordance with the State of California Environmental Quality Act. A Mitigation, Monitoring and Reporting Program has been prepared and would be implemented which would reduce, to a level below significance, some of the potential impacts identified in the environmental review process. The project will comply with all applicable Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City Regulations governing construction and continued operation apply to this project to prevent adverse effects to those persons or properties in the vicinity of the project. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. The project site is located within the RS-1-14 Zone, and is subject to those regulations. This zoning allows for development not complying with the base zone regulations with a Planned Development Permit. A Site Development Permit is required due to the presence of Environmentally Sensitive Lands in the form of sensitive biological resources and steep hillsides, and the proposed project has been designed to conform with applicable regulations. The zoning allows for a church facility with a Conditional Use Permit. The proposed development and use are consistent with the Land Development Code and the project design meets or exceeds all the development regulations, with the exception of deviations as allowed through the Planned Development Permit process for the maximum 35-foot height limit and distance between driveways. The location and design of the structures proposed for the project incorporate architectural elements that help diminish bulk and blend into the surrounding community. Conditions have been included in the permit which will ensure compliance with regulations of the Land Development Code.

4. The proposed development, when considered as a whole, will be beneficial to the community.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. The church use has existed on this site for over 29 years. The Social Needs Element of the Rancho Penasquitos Community Plan identifies the need for religious facilities within the community and addresses recommendations for designated sites within Rancho Penasquitos. The proposed project would implement the designation within the community plan by continuing to provide a facility on the designated site which includes educational activities and related programs for individual community members. The proposed project also includes meeting rooms and educational activities that may be available for the community's use as encouraged by the Community Plan. The Social Needs Element recommends religious facilities provide adequate and sufficient parking to limit impacts on surrounding uses. The proposed project's parking and landscaping plans would help implement these recommendations and serves to minimize impacts of activities on site. Increased setbacks and landscaping are provided along the primary public frontages, which will enhance the entrance to the adjacent residential community.

The proposed development plan will ensure the continued viability of the use and continue the church's contributions to the community. The proposed landscape improvements will enhance the appearance of the neighborhood. The proposed provision of additional parking and driveway improvements will provide increased efficiency to the neighborhood. The proposed project would allow conditions and restrictions be placed on the use of the property to ensure that the development remains compatible with the surrounding residential uses. Therefore, the development, when considered as a whole, will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. The proposal does include deviations in two general areas. As more fully described below, the proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the RS-1-14 Zone of the Land Development Code.

Height: The deviation for a maximum structure height of 55 feet where 35 feet is the maximum permitted (55 feet at tower, and 44 feet at dome) are within the worship center portion of the facility. This area is located in the southwest corner of the project, resulting in reduced visual impacts to the adjacent single-family residences, while maintaining the interior spatial design appropriate for church uses. The sloping roofs, rather than flat roofs,

provide a soft transition to the neighboring structures to the north, which are at a higher elevation.

Driveway Deviation: The deviation to maintain a distance of 30'-0" between driveways where 45'-0" is the minimum required improves the traffic operations for the facility. The location of the proposed driveways will allow additional queuing space from the intersection at Carmel Mountain Road, and will decrease the slope of the driveways, thus improving sight lines and eliminating on-street parking between the driveways, which will create more efficient and safer traffic operations for the church use.

Based on the strict application of the RS-1-14 Zone, these deviations to accommodate the church use are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

Site Development Permit Findings - Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. The existing church facility is present on this site, as permitted via Conditional Use Permit Nos. 16883 and 17689 and Hillside Review Permit No. 106. The proposed project includes demolition, remodeling and additions in an effort to revitalize the existing church campus that has been in this location for more than 29 years. The Rancho Penasquitos Community Plan designates the site as "Religious Facility" Land Use, and encourages religious facilities to offer meeting rooms, set up children and teen educational activities, supportive care for individual community members and conduct religious activities. The provision of these services will be enhanced through the implementation of the proposed project.

The proposed church expansion project is consistent with and implements the goals of the Rancho Penasquitos Community Plan as allowed through the Planned Development Permit, Site Development Permit, and Conditional Use Permit processes. Therefore, the project would not adversely affect the Rancho Penasquitos Community Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. Mitigated Negative Declaration No. 176054 has been prepared for the project in accordance with the State of California Environmental Quality Act. A Mitigation, Monitoring and Reporting Program has been prepared and would be implemented which would reduce, to a level below significance, some of the potential impacts identified in the environmental review process. The project will comply with all applicable Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City Regulations governing construction and continued operation

apply to this project to prevent adverse effects to those persons or properties in the vicinity of the project. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. The project site is located within the RS-1-14 Zone, and is subject to those regulations. This zoning allows for development not complying with the base zone regulations with a Planned Development Permit. A Site Development Permit is required due to the presence of Environmentally Sensitive Lands, and the proposed project has been designed to conform with applicable regulations. The zoning allows for a church facility with a Conditional Use Permit. The proposed development and use are consistent with the Land Development Code and the project design meets or exceeds all the development regulations, with the exception of deviations as allowed through the Planned Development Permit process for the maximum 35-foot height limit and distance between driveways. The location and design of the structures proposed for the project incorporate architectural elements that help diminish bulk and blend into the surrounding community. Conditions have been included in the permit which will ensure compliance with regulations of the Land Development Code.

Supplemental Site Development Permit Findings--Environmentally Sensitive Lands

4. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. The site is located on the northeast corner of Carmel Mountain Road and Stoney Creek Road. The 6.9-acre project site slopes toward the southwest, from approximately 736 feet above mean sea level (AMSL) in the central portion to 665 feet ASML at the southeastern corner near Carmel Mountain Road. The area to the northwest is improved with single-family residences and another church, while the areas northeast and southwest of the site are within a City Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP/MHPA) and Black Mountain Open Space Park.

Environmentally sensitive lands (ESL) in the form of sensitive biological resources and steep hillsides are present on the project site. Proposed grading on the site would cover about 4.6 acres of the project site, and the proposed improvements are located within the existing development footprint. A Covenant of Easement is required as a condition of permit approval which will ensure that any sensitive habitat on site will remain undisturbed. The project would comply with all MSCP-required land use adjacency guidelines and City ESL mitigation requirements for direct and indirect impacts to

biological resources, as specified in the required Mitigation, Monitoring and Reporting Program. The small amount of steep hillsides existing on the site will remain undisturbed and are located entirely within the Covenant of Easement area.

Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

- 5. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. The project site is located in a low to moderate geological hazard area. A geotechnical investigation was prepared for the proposed project. The project would be required to utilize proper engineering design and utilization of standard construction practices. These project requirements would be verified at the building permit stage and would ensure that the potential for impacts from regional geologic hazards would be less than significant. The small amount of steep hillsides existing on the site will remain undisturbed and are located entirely within the Covenant of Easement area.

The proposed project site is not located in a flood zone. The proposed project site will implement brush management zone requirements, as conditioned with the permit. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

- 6. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. Environmentally sensitive lands (ESL) in the form of sensitive biological resources and steep hillsides are present on the project site. The MHPA is located adjacent to the site, to the northeast and southwest. All development will be contained on the project site. Minimal disturbance of 0.18-acre of Diegan coastal sage outside the MHPA, will be impacted by the project. The applicant will mitigate this impact onsite as described within the Mitigated Negative Declaration and the required Mitigation, Monitoring and Reporting Program. The small amount of steep hillsides existing on the site will remain undisturbed and are located entirely within the Covenant of Easement area.

Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

- 5. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.**

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. Environmentally sensitive lands (ESL) in the form of sensitive biological resources and steep hillsides are present on the project site. The project site is located immediately adjacent to the MSCP Subarea Plan's Multi-Habitat Planning Area, which is to the northeast and southwest. Mitigation measures will be implemented to offset impacts to the 0.18-acre of Diegan coastal sage outside the MHPA that will be impacted by the proposed project. The proposed project would also incorporate the MSCP Subarea Plan's Land Use Adjacency Requirements. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

6. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. The project site is several miles west of the closest public beach and local shoreline. Standard BMPs will ensure that no significant indirect hydrological impacts occur. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

7. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. Mitigated Negative Declaration No. 176054 has been prepared for the project in accordance with the State of California Environmental Quality Act. A Mitigation, Monitoring and Reporting Program has been prepared and would be implemented which would reduce, to a level below significance, some of the potential impacts identified in the environmental review process. Mitigation measures will be implemented to offset the impacts to the 0.18-acre of Diegan coastal sage outside the MHPA, but will be impacted by the project. The proposed project would also incorporate the MSCP Subarea Plan's Land Use Adjacency Requirements, as required since the areas northeast and southwest of the site are within a City Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP/MHPA) and Black Mountain Open Space Park. The provision of windows with a minimum STC rating of 20 would be required on-site to ensure that interior noise does not exceed the maximum compatible noise level of 45 dB for assembly areas and 50dB for office uses. The site is underlain by Santiago Peak Volcanics and proposed grading has the potential for impacting this paleontological resource. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Conditional Use Permit - Section 126.0305

1. The proposed development will not adversely affect the applicable land use plan;

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. The existing church facility is present on this site, as permitted via Conditional Use Permit Nos. 16883 and 17689 and Hillside Review Permit No. 106. The proposed project includes demolition, remodeling and additions in an effort to revitalize the existing church campus that has been in this location for more than 29 years. The Rancho Penasquitos Community Plan designates the site as "Religious Facility" Land Use, and encourages religious facilities to offer meeting rooms, set up children and teen educational activities, supportive care for individual community members and conduct religious activities. The provision of these services will be enhanced through the implementation of the proposed project.

The proposed church expansion project is consistent with and implements the goals of the Rancho Penasquitos Community Plan as allowed through the Planned Development Permit, Site Development Permit, and Conditional Use Permit processes. Therefore, the project would not adversely affect the Rancho Penasquitos Community Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. Mitigated Negative Declaration No. 176054 has been prepared for the project in accordance with the State of California Environmental Quality Act. A Mitigation, Monitoring and Reporting Program has been prepared and would be implemented which would reduce, to a level below significance, some of the potential impacts identified in the environmental review process. The project will comply with all applicable Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City Regulations governing construction and continued operation apply to this project to prevent adverse effects to those persons or properties in the vicinity of the project. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. The project site is located within the RS-1-14 Zone, and is subject to those regulations. This zoning allows for development not complying with the base zone regulations with a Planned Development Permit. A Site Development Permit is required due to the presence of Environmentally Sensitive Lands, and the proposed project has been designed to conform with applicable regulations. The zoning allows for a church facility with a Conditional Use Permit. The proposed development and use are consistent with the Land Development

Code and the project design meets or exceeds all the development regulations, with the exception of deviations as allowed through the Planned Development Permit process for the maximum 35-foot height limit and distance between driveways. The location and design of the structures proposed for the project incorporate architectural elements that help diminish bulk and blend into the surrounding community. Conditions have been included in the permit which will ensure compliance with regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

The proposed project is a request for a phased expansion for an existing church from approximately 16,033 square feet to approximately 63,633 square feet. The existing church facility has been located at this site for over 29 years, as permitted via Conditional Use Permit Nos. 16883 and 17689 and Hillside Review Permit No. 106. The project site is located within the RS-1-14 Zone, and is subject to those regulations. The use of the site as an educational facility is consistent with the School land use designation of the Greater North Park Community Plan. The use of the site as an educational facility is allowed within the residentially zoned neighborhood with an approved Conditional Use Permit. The proposed project will permit the existing church to continue to serve its constituency and community by providing updated facilities for worship, assembly, meetings and administration. Therefore the use is appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 646224, Site Development Permit No. 646223, and Conditional Use Permit No. 632798 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 646224, 646223, and 632798, copies of which are attached hereto and made a part hereof.

Michelle Sokolowski
Development Project Manager
Development Services

Adopted on: January 13, 2011

Internal Order No. 23432175

Planned Development Permit No. 646224
Site Development Permit No. 646223
Conditional Use Permit No. 632798
January 13, 2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

MICHELLE SOKOLOWSKI
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

The Roman Catholic Bishop of San Diego
Owner/Permittee

By _____
NAME:
TITLE:

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

OUR LADY OF MOUNT CARMEL - RESOLUTION NUMBER R-

ADOPTED ON _____

WHEREAS, on January 13, 2010, the Reverend Patrick J. Murphy, Pastor, submitted an application to the Development Services for a Planned Development Permit (PDP), Site Development Permit (SDP), and Conditional Use Permit (CUP) to amend CUP Nos. 17689 and 16833, and Hillside Review Permit (HRP) No. 106.

WHEREAS, the permit was approved with a public hearing by the City of San Diego Planning Commission; and

WHEREAS, the City of San Diego Planning Commission; considered the issues discussed in the MND-PTS No. 176054, NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 176054 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission; directing staff to file a Notice of Determination.

BE IT FURTHER RESOLVED that the Planning Commission finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration No. 176054, a copy of which is attached hereto and incorporated by reference, is hereby approved.

APPROVED: MICHELLE SOKOLOWSKI

By: _____
Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

OUR LADY OF MOUNT CARMEL

PLANNED DEVELOPMENT PERMIT (PDP), SITE DEVELOPMENT PERMIT (SDP), and
 CONDITIONAL USE PERMIT (CUP) to amend CUP Nos. 17689 and 16833, and HILLSIDE
 REVIEW PERMIT (HRP) No. 106
 PROJECT NO. 176054

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlement Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to an MND (PTS No. 176054) shall be made conditions of the project as may be further described below:

MITIGATION, MONITORING AND REPORTING PROGRAM: To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the applicant. The mitigation measures are described below.

A. GENERAL REQUIREMENTS – PART I**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term

performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Biologist

Qualified Acoustician

Qualified Paleontologist

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 176054, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable for this project.

- 4. MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

- 5. OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

[List all and only project specific required verification documents and related inspections table below]

<u>Issue Area</u>	<u>Document submittal</u>	<u>Assoc Inspection/Approvals/ Notes</u>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General Meeting	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Paleontology	Paleontology Reports	Paleontology Site Observation
Noise	Noise Reports	Prior to Certificate of Occupancy, Noise Mitigation Feature Inspection
Bond Release	Request for Bond Release letter	Final MMRP Inspections prior to Bond Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIOLOGICAL RESOURCES

A. Land Development Review (LDR) Plan Check

Prior to Permit Issuance - Habitat and General Bird Mitigation (Direct Impacts)

1. Prior to the issuance of any notice to proceed (NTP) or issuance for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, whichever is applicable (and whichever comes first), the ADD environmental designee shall verify that the applicant has provided record that mitigation for direct impacts of 0.18 acres of

coastal sage scrub has occurred at a 1.5:1 ratio so that a total of 0.27 acres of coastal sage scrub mitigation land has been set aside on-site abutting the MHPA (so it remains biologically viable).

2. The ADD environmental designee shall also verify that the requirements of mitigation for direct impacts (per the City’s Environmentally Sensitive Lands (ESL) Ordinance) shall be the 0.27 acres of coastal sage scrub, indicated within the required 1.01 acre covenant of easement area on the appropriate landscape construction documents. The landscape construction documents and specifications must be found to be in conformance with “Exhibit A” for the Our Lady of Mount Carmel discretionary project (PTS No. 176054). The mitigation area and CE area shall be shown to the satisfaction of the Assistant Deputy Director (ADD) Environmental Designee (per Table 1 (below)).

**TABLE 1
HABITAT-IMPACTS- MITIGATION FOR OUR LADY OF MOUNT CARMEL
BIOLOGICAL RESOURCES**

Vegetation Community	Area Impacted in Acres outside MHPA	Mitigation Ratio (based on ESL Guidelines)	On-Site (non-MHPA) CEQA Mitigation & CE Requirement in Acres
Diegan Coastal Sage Scrub – (CSS -Tier II-CEQA Mitigable) – also to be placed in the CE	0.18 acre	1.5:1	0.27 ac – tier II
Additional remainder area DCSS to be placed in Covenant of Easement (CE) area (includes BM Zone 2).	N/A	N/A N/A	0.74 acre
Total CSS conserved on-site in the CE	0.18 acre	See Above	1.01 acre

3. Prior to the issuance of any notice to proceed (NTP) or issuance for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, whichever is applicable (and whichever comes first), the ADD environmental designee shall verify that the applicant has provided the following language for “General Bird Mitigation” under “Environmental Requirements” on all construction documents:

General Bird Mitigation

1. If project grading/brush management is proposed in or adjacent to native habitat during the typical bird breeding season (i.e. Feb. 1-Sept. 15), or an active nest is noted, the project biologist shall conduct a pregrading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.
 - A. If active nests are detected, or considered likely, the report shall include mitigation in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) to the satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.
 - B. If no nesting birds are detected per "A" above, mitigation under "A" is not required.

Requirements for Land in Proximity to Biological Resources

Preconstruction Measures

1. Prior to the issuance of any grading permits and/or the first pre-construction meeting, the owner/permittee shall submit evidence to the ADD of Entitlements verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below (A through D):
 - A. Prior to the first pre-construction meeting, the applicant shall provide a letter of verification to the ADD of Entitlements stating that a qualified Biologist, as defined in the City of San Diego Biological Resource Guidelines (BRG), has been retained to monitor construction operations.
 - B. At least thirty days prior to the pre-construction meeting, a second letter shall be submitted to the MMC section which includes the name and contact information of the Biologist names and of all persons involved in the Biological Monitoring of the project, if changed and/or not provided in the first letter.
 - C. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall verify that any special reports, maps, plans and time lines, such as but not limited to, revegetation plans, plant salvage/ relocation requirements and timing (i.e. per coastal cactus wren requirements etc.), avian or other wildlife (including USFWS protocol) surveys, impact avoidance areas or other such information/plans are completed and are placed on the construction plans and approved by City MMC.
 - D. The qualified biologist (project biologist) shall attend the first preconstruction meeting and arrange to perform any measures site specific fauna/flora surveys/salvage.

Construction Measures

1. The project biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (i.e. explain flag system for removal or retention, limit vegetation removal/demolition areas to fall only outside of sensitive biological areas).
2. As determined at the Precon Meeting, the project biologist shall supervise the installation of the limit of work fence (per approved Exhibit A) to protect biological resources and during construction be on-site to prevent/note any new disturbances to habitat, flora, and/or fauna onsite. The biologist shall perform pregrading bird surveys; flag biological resources such as plant specimens etc. for avoidance during access (as appropriate). In the event of a positive bird nest survey, the biologist shall delay construction and notify City MMC to accommodate additional mitigation as needed/required.
3. All construction (including staging areas) shall be restricted to areas previously disturbed as shown on the aerial photo above (bare earth areas and dirt roads. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys.

Post Construction Measures

1. Prior to the release of the construction bond, the project biologist shall submit a letter report to the ADD of Entitlements that assesses any project impacts resulting from construction. In the event that impacts exceed the allowed amounts, the additional impacts shall be mitigated in accordance with the City of San Diego Land Development Code, to the satisfaction of the City ADD.
2. The Principal Qualified Biologist (PQB) shall submit two copies of the Final Monitoring Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring and Reporting Program (with appropriate graphics) to MMC for review and approval within 30 days following the completion of monitoring.
3. The PQB shall submit any required revised Report to MMC (with a copy to the Resident Engineering (RE)) for approval within 30 days.
4. MMC will provide written acceptance to the PQB and RE of the approved report.

LAND USE -MHPA**Land Use Adjacency Guidelines Mitigation**

1. Prior to issuance of construction permits, the City ADD (or designee) shall verify that the project is in compliance with the MSCP Subarea Plan's Land Use Adjacency Requirements; and that the

following site specific requirements are noted on the grading plans under the heading Environmental Requirements:

- A. Drainage – Drainage from development and sheet flow would be directed into landscaping or be directed into existing street drainage areas per Exhibit A wherever possible. Where man-made storm drains drain into the MHPA dissipation and filtering devices shall be incorporated to reduce impacts to below a level of significance. Compliance with City of San Diego Engineering Drainage Standards shall be ensured to the satisfaction of the ADD and City Engineer.
- B. Toxins - No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside the established limits of.
- C. Lighting – All work for this construction for this project shall occur during daylight hours and temporary or permanent lighting shall be shielded/directed away from the MHPA.
- D. Noise – Uses in or adjacent to the MHPA shall be designed to minimize noise impacts. Excessively noisy activities (i.e. construction) must be curtailed during the general bird breeding season (February 1 – September 15) or additional mitigation measures per the City and Wildlife Agencies shall be developed and applied to the site to reduce impacts to below 60 dB.
- E. Barriers- New development adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation. In this case (per USFWS request), a small fence (3-feet or less) shall demarcate the end of Zone 1. At the end of Zone 2 signage on rebar or similar material will be placed by hand every 50 feet at the starting edge of Zone 2 to indicating “Zone 2 has ended and that the remainder area is open space not subject to any kind of brush management or any other unauthorized encroachment”. This requirement shall be shown on the construction plans and subject to approval through permit plan check.
- F. Invasives - All plantings at the urban/natural edge shall be native, drought tolerant, and acceptable to the Fire Marshal. No invasive/non-native species shall be located on-site where they have the potential to invade on-site, or adjacent natural lands. Any landscape or revegetation plan shall include a note indicating that “Non-native plant species identified as invasive by the California Exotic Pest Plant Council shall not be used in the plant palette.”

Any hydroseed mix used for erosion control shall only contain native species pre-approved by the DSD Designee and shall only be applied under the supervision of the biologist or a landscape architect.

- G. Brush Management- Brush management zones will not be greater in size that is currently required by the City’s regulations. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible.

For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party.

- H. Grading/Land Development- Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.

Mitigation for Potential Impacts to California Gnatcatcher

1. Prior to the issuance of any grading or construction permit and/or prior to the preconstruction meeting), the ADD (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, WHICH EFFECT THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER WHOSE TERRITORY IS WHOLLY WITHIN/OR PARTIALLY WITHIN A MHPA AREA, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

- I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
- II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL

SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED IN PROJECT AREA MHPA'S DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

NOISE

1. Prior to issuance of the building permit, the applicant shall submit building plans, subject to approval by the City ADD or designee, which show that how the project would comply with the City Municipal Code regarding noise and Title 24 of the CA Building Code. The following specific acoustical mitigation measures at a minimum (per the Acoustical Analysis Report, Eilar Associates, Inc.; April 7, 2010) must be specified on the plans:
 - A. Air conditioning or mechanical ventilation
 - B. All windows must have a minimum STC rating of 20
 - C. Mechanical wells for the Parish Hall should have 6-foot parapet walls and an effort should be made to place more units on the southeastern side of the building.
2. Prior to issuance of the Certificate of Occupancy, the applicant/owner shall provide proof of noise compliance via City inspection and "As Built" acoustical report results subject to approval by the City ADD or designee.

PALEONTOLOGICAL RESOURCES**1. Prior to Permit Issuance****A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

2. Prior to Start of Construction**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

3. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

4. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Section 3 - During Construction.
 - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section 3 - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section 3-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

5. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

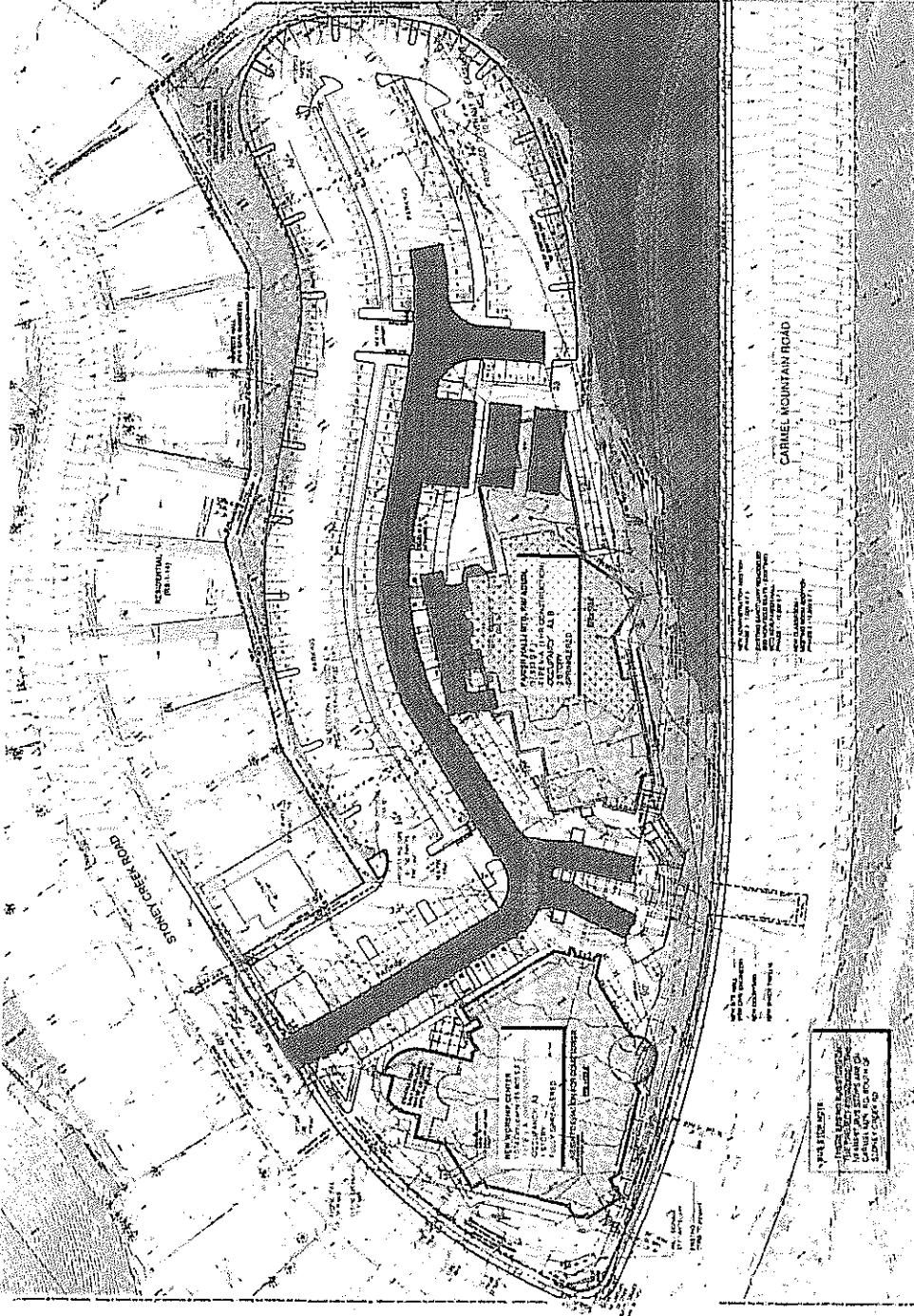
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

I:\AI\LDRA\EAS\MMRP\PaleoPrivate_100509.doc

ATTACHMENT 07



Major Site Plan

Project Name: Our Lady of Mount Carmel
 Project Number: 100-100-0000-0000
 Date: 10/10/2010
 Scale: 1" = 100'

General Notes

1. All dimensions are in feet and inches unless otherwise noted.
 2. The building footprint is shown in solid black.
 3. The parking spaces are shown in white with dashed lines.
 4. The site plan is based on the latest available aerial photography.
 5. The site plan is subject to change without notice.

Site Plan

Project Name: Our Lady of Mount Carmel
 Project Number: 100-100-0000-0000
 Date: 10/10/2010
 Scale: 1" = 100'

Sheet Index

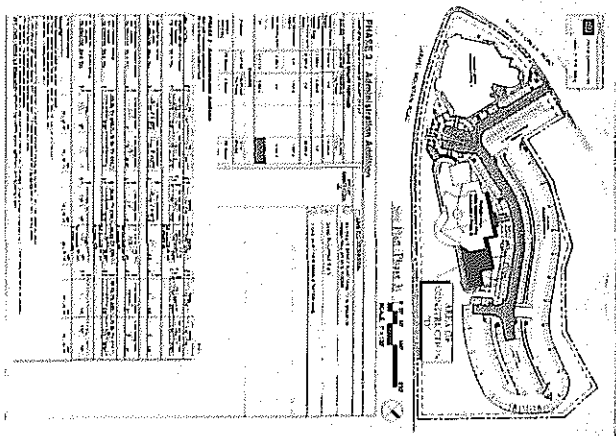
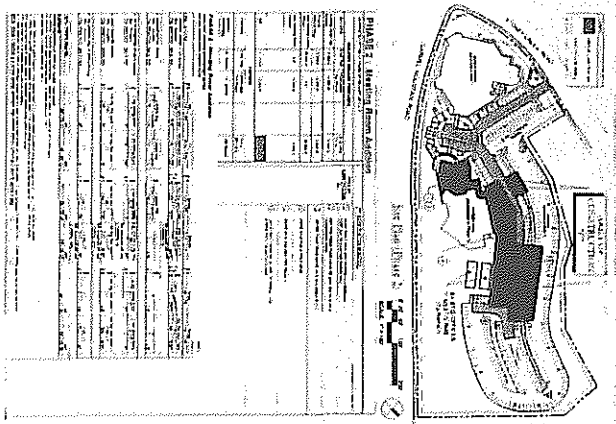
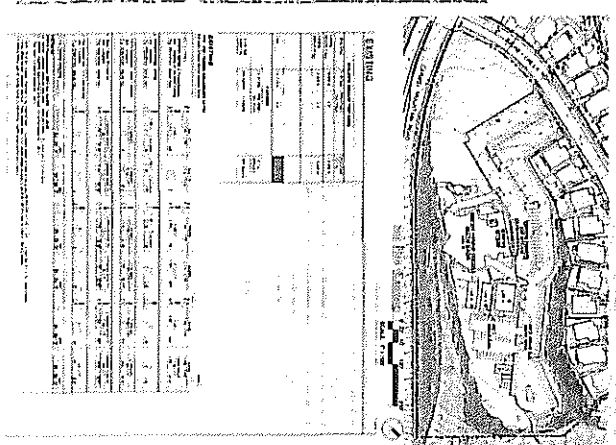
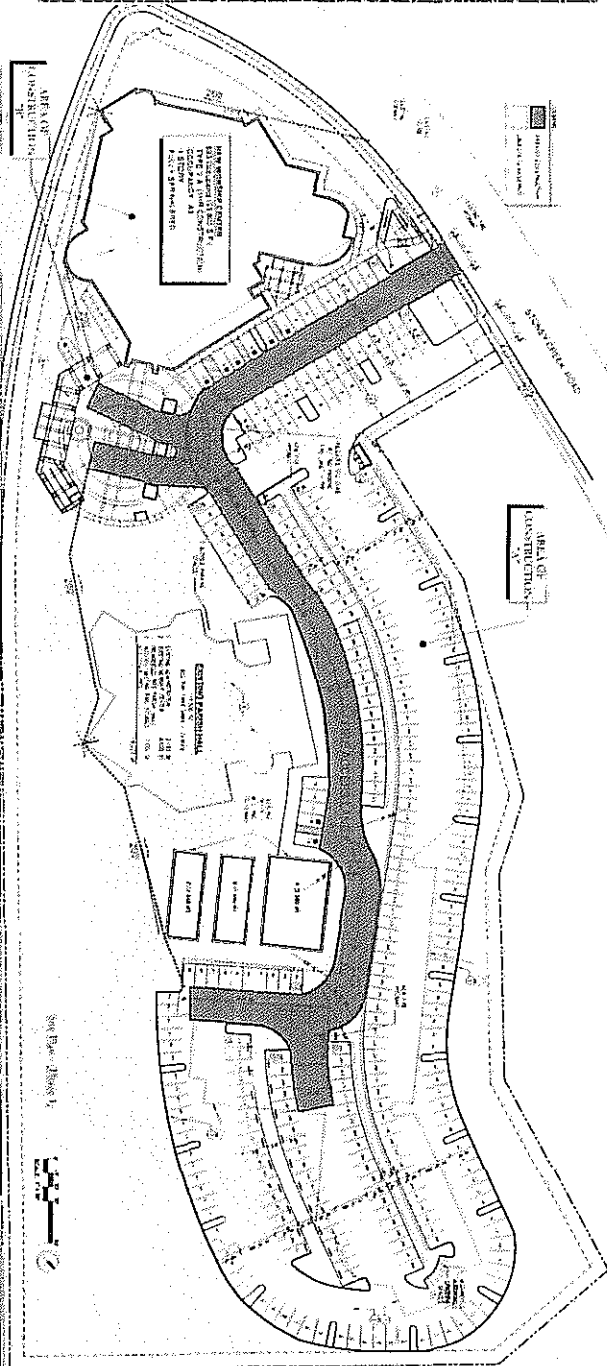
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01	Major Site Plan
02	Site Plan
03	Site Plan
04	Site Plan
05	Site Plan
06	Site Plan
07	Site Plan
08	Site Plan
09	Site Plan
10	Site Plan
11	Site Plan
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100	Site Plan

Project Name

Our Lady of Mount Carmel
 100-100-0000-0000
 10/10/2010
 1" = 100'

Project Name

Our Lady of Mount Carmel
 100-100-0000-0000
 10/10/2010
 1" = 100'



PHASE 1 - New Working Series

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITTING	10/15/10	J. J. [REDACTED]	[REDACTED]
2	ISSUED FOR CONSTRUCTION	10/15/10	J. J. [REDACTED]	[REDACTED]
3	ISSUED FOR RECORD	10/15/10	J. J. [REDACTED]	[REDACTED]

PHASE 2 - Existing Room Addition

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2	ISSUED FOR CONSTRUCTION	10/15/10	J. J. [REDACTED]	[REDACTED]
3	ISSUED FOR RECORD	10/15/10	J. J. [REDACTED]	[REDACTED]

PHASE 3 - Administration Addition

NO.	DESCRIPTION	DATE	BY	CHECKED
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2	ISSUED FOR CONSTRUCTION	10/15/10	J. J. [REDACTED]	[REDACTED]
3	ISSUED FOR RECORD	10/15/10	J. J. [REDACTED]	[REDACTED]

Legend

- PHASE 1 - New Working Series
- PHASE 2 - Existing Room Addition
- PHASE 3 - Administration Addition
- EXISTING CONSTRUCTION
- NEW WORKING DRAWING
- APPLICABLE CONSTRUCTION
- SITE BOUNDARIES

Our Lady of Mount Carmel
St. Joseph, California

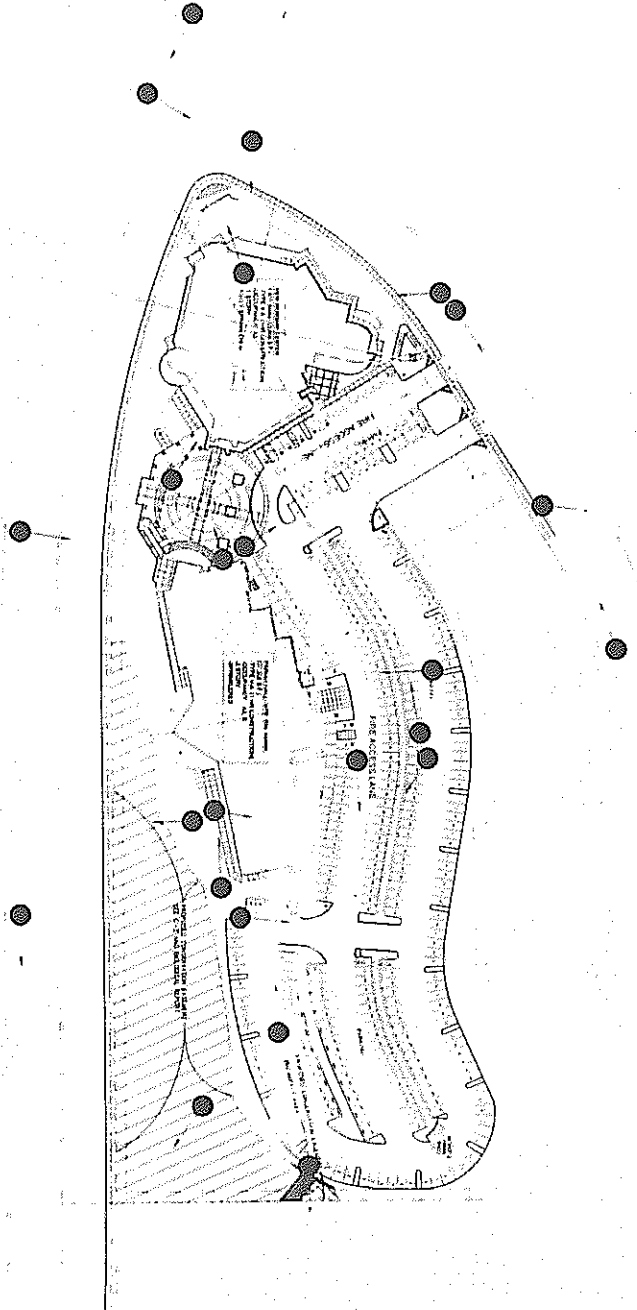


Photo Survey Key Map



Photo Survey Key Map

Point	Point Name	Point Description
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ATTACHMENT

Our Lady of Mount Carmel

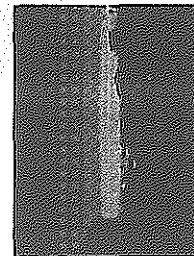
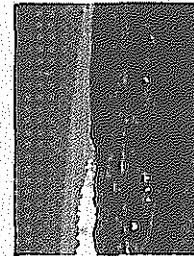
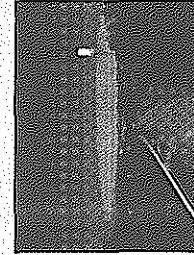
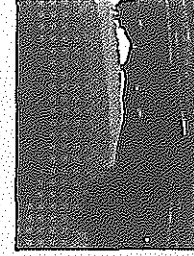
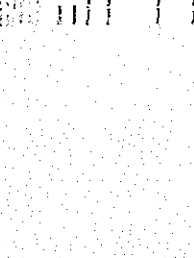
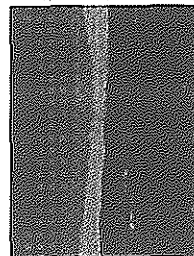
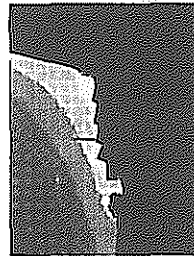
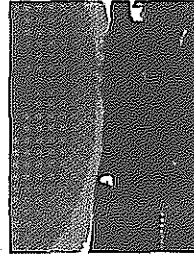
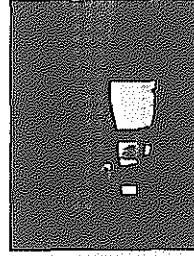
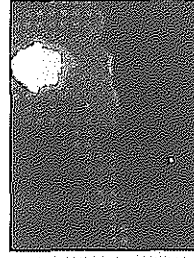
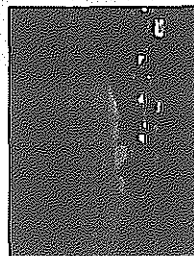
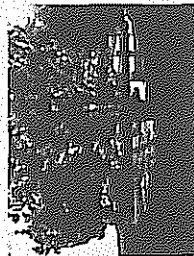
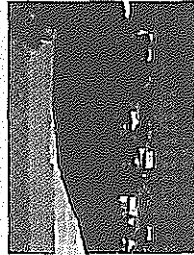
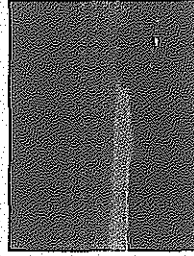
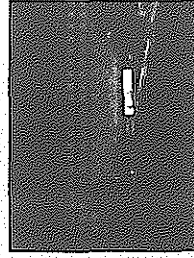
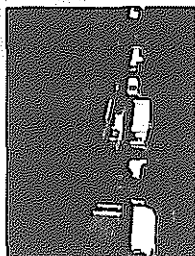
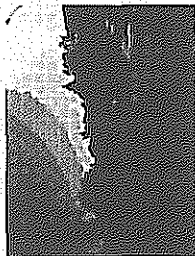
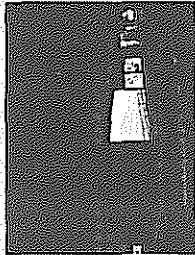
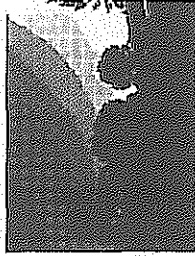
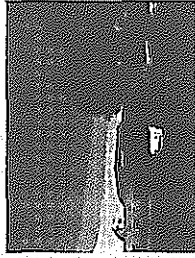
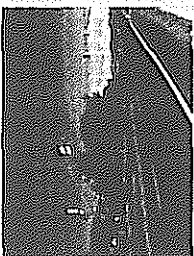
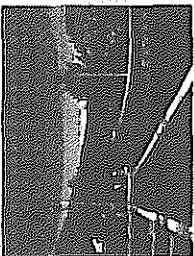
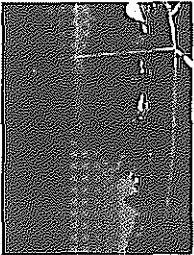
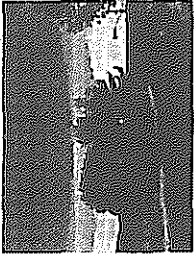
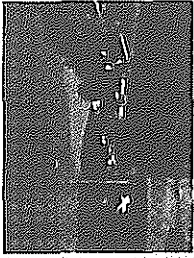
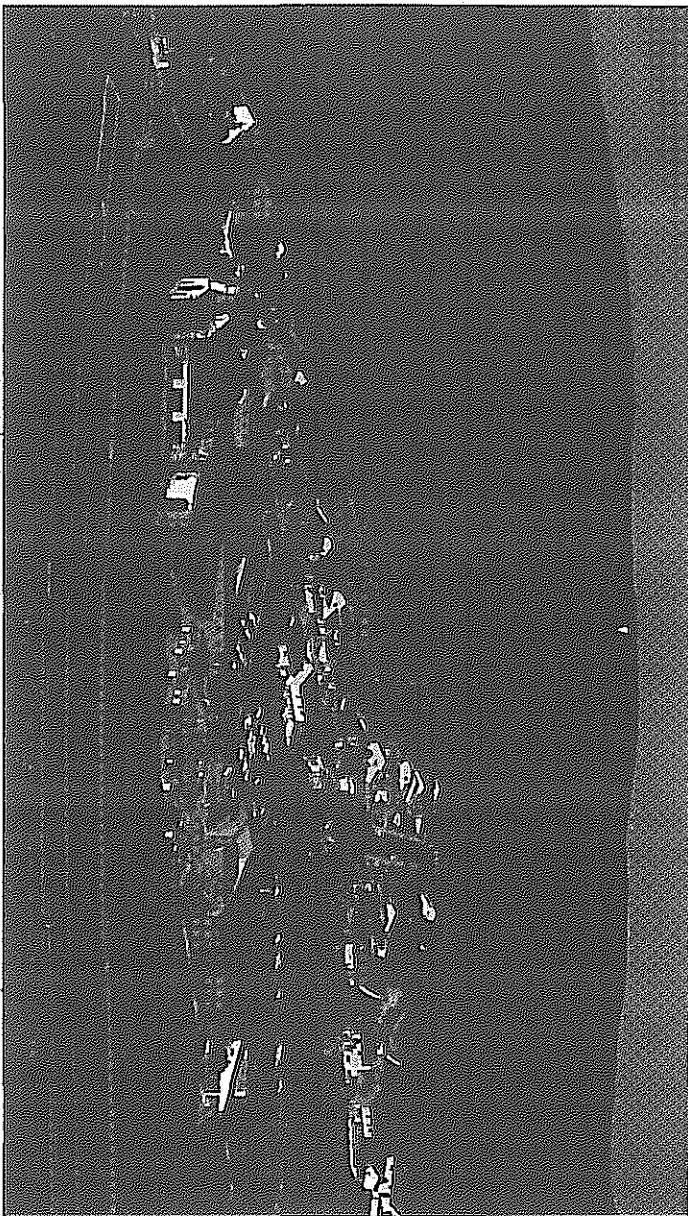
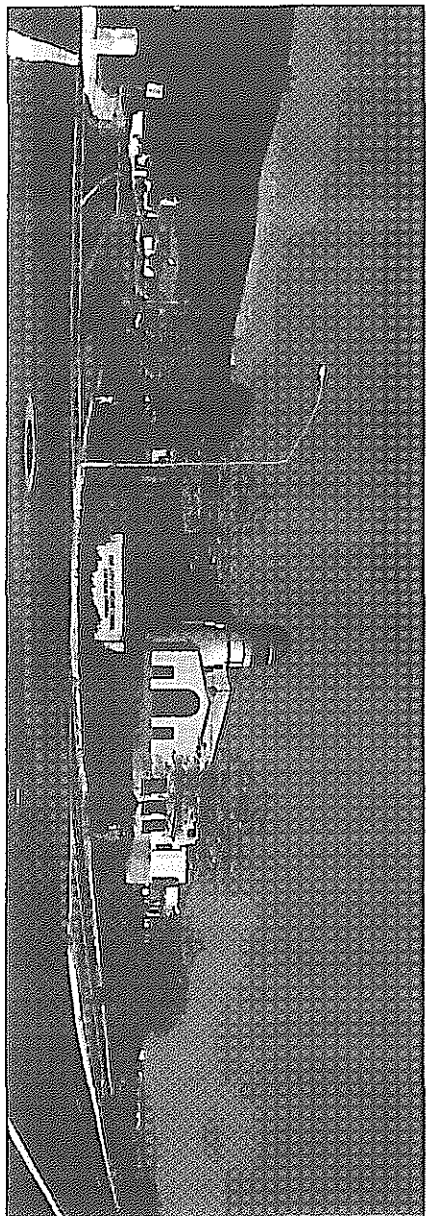


Photo Survey Images
Our Lady of Mount Carmel
Photo Survey Images



2 Aerial View from South



3 View from Carmel Mt. Rd. and Stony Creek Road

Conceptual Renderings

Phase	Description	Area (sq. ft.)	Volume (cu. yd.)	Notes
Phase 1	New Worship Center	10,000	1,000	Includes parking and landscaping
Phase 2	Renovel Existing Worship Center and Parish Hall	5,000	500	Includes parking and landscaping
Phase 3	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 4	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 5	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 6	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 7	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 8	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 9	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 10	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 11	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 12	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 13	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 14	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 15	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 16	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 17	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 18	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 19	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping
Phase 20	Site Preparation and Grading	20,000	2,000	Includes parking and landscaping

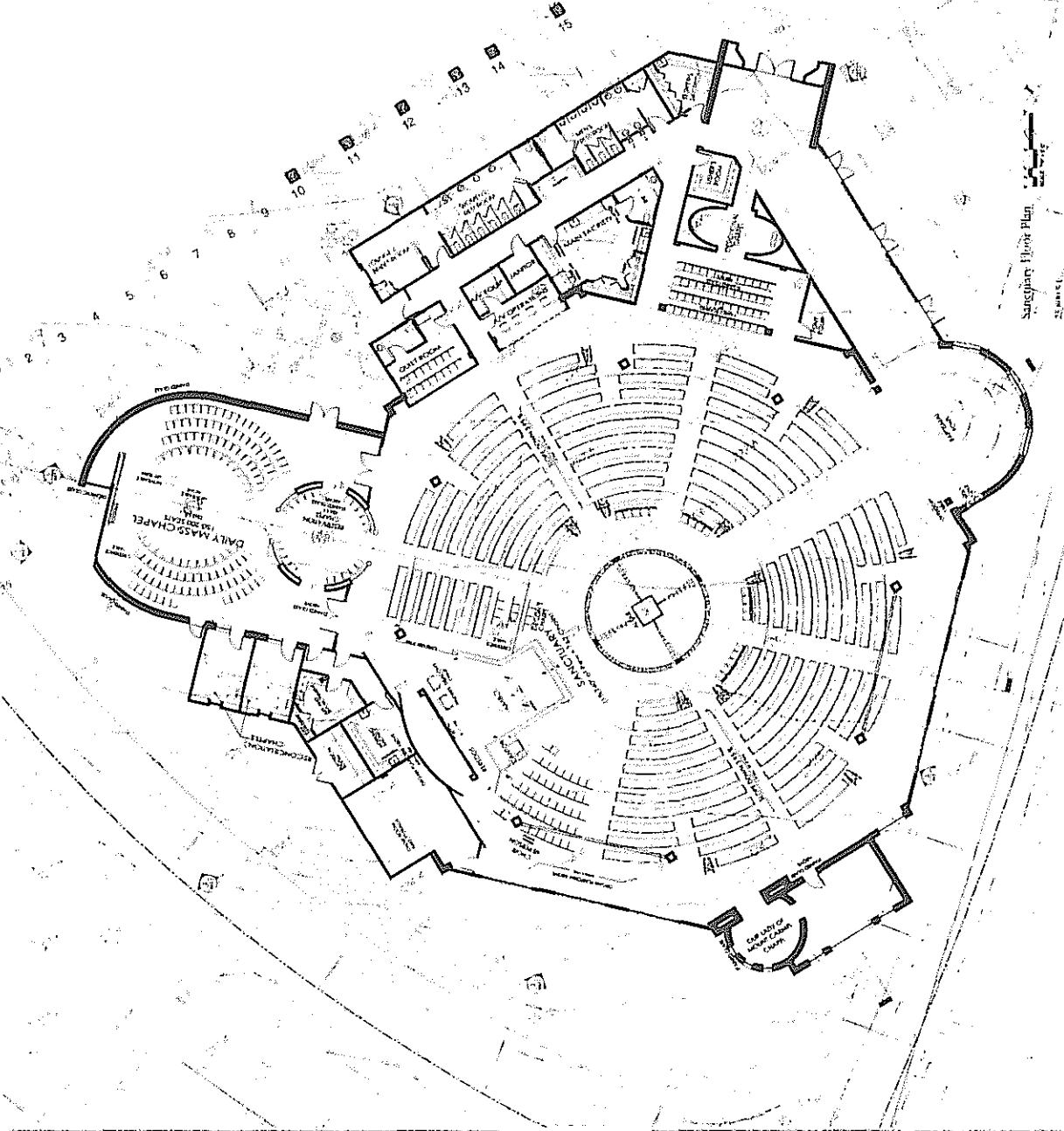
Our Lady of Mount Carmel
 Conceptual Renderings



SEATING COURT MATRIX

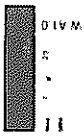
Our Lady of Mount Carmel

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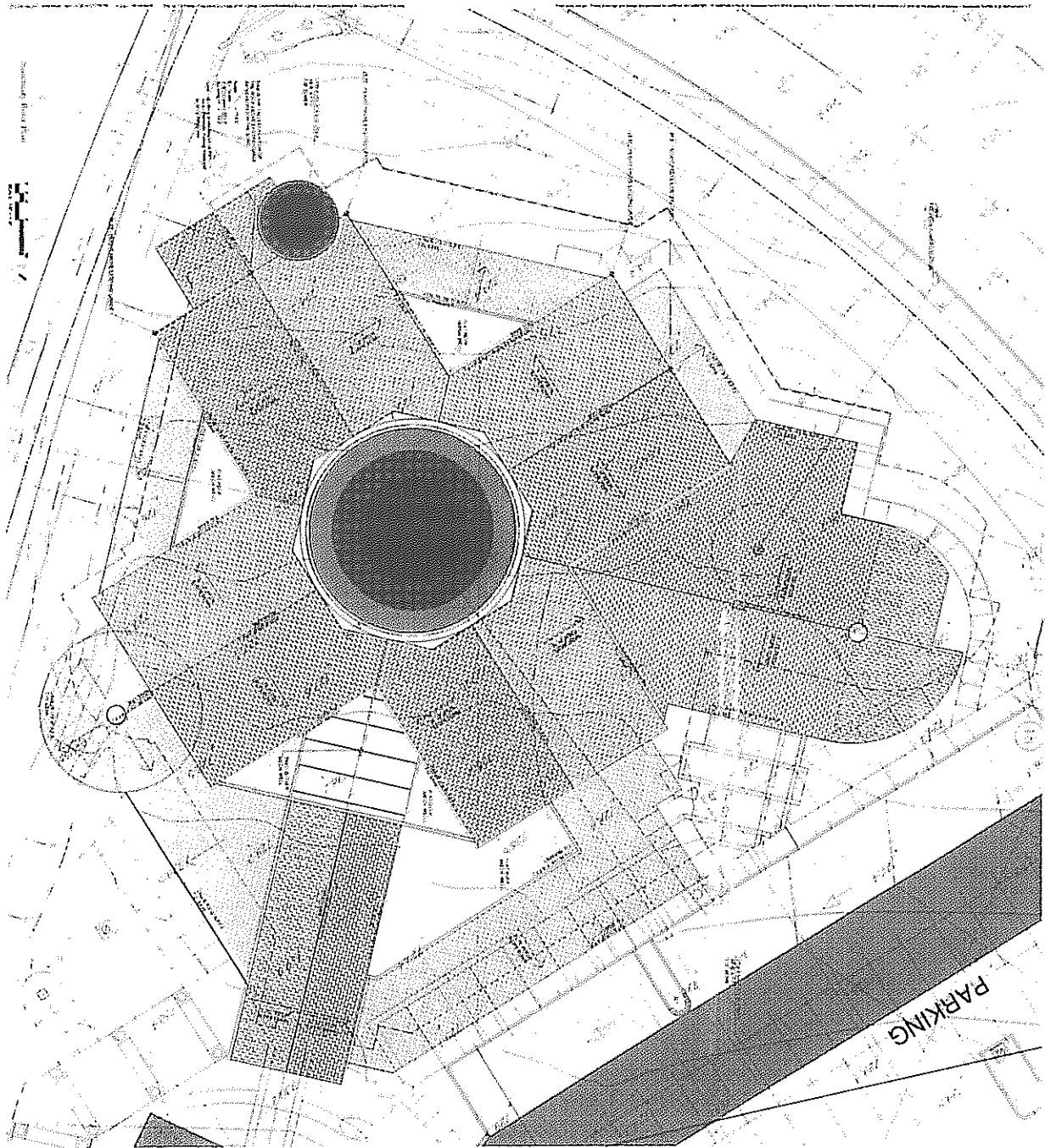


Sanctuary Floor Plan

Room	Area	Notes
Sanctuary	10,000 sq ft	
Choir Room	1,000 sq ft	
Organ Loft	500 sq ft	
Sanctuary Chapel	2,000 sq ft	
Our Lady of Mount Carmel Chapel	1,500 sq ft	



Sanctuary Floor Plan



EXISTING ROOF
 SHALL BE REMOVED
 FROM ALL ROOF AREAS
 35' OF LIFT - (REMOVED) EXISTING
 CEILING



A.E.G. = ABOVE EXISTING GRADE
 A.F.F. = ABOVE FINISHED FLOOR

Our Lady of Mount Carmel
 500 West 10th Street

Project Title: Our Lady of Mount Carmel Sanctuary Roof Plan

Client: Our Lady of Mount Carmel

Architect: [Firm Name]

Scale: 1/8" = 1'-0"

Sheet: W A 1.1

Sanctuary Roof Plan

Legend:

- EXISTING ROOF
- NEW ROOF
- ROOF FINISH

Notes:

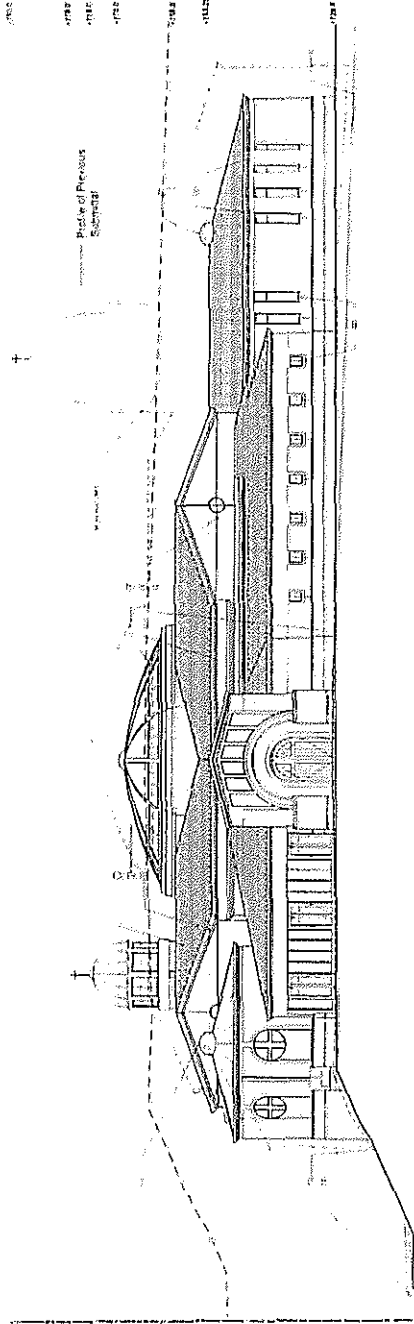
- EXISTING ROOF SHALL BE REMOVED FROM ALL ROOF AREAS 35' OF LIFT - (REMOVED) EXISTING CEILING
- NEW ROOF SHALL BE INSTALLED ON ALL ROOF AREAS
- ROOF FINISH SHALL BE AS SHOWN ON THE DRAWING

Approval:

Architect: [Signature]

Engineer: [Signature]

Elevation - Francis Knight Tower
 Francis Knight Tower
 1. Exterior Finish
 2. Siding
 3. Paint
 4. Window
 5. Door
 6. Staircase
 7. Railings
 8. Signage
 9. Landscape
 10. Site Work
 11. Foundation
 12. Structural Steel
 13. Formwork
 14. Concrete
 15. Masonry
 16. Brickwork
 17. Blockwork
 18. Stone
 19. Glass
 20. Metal

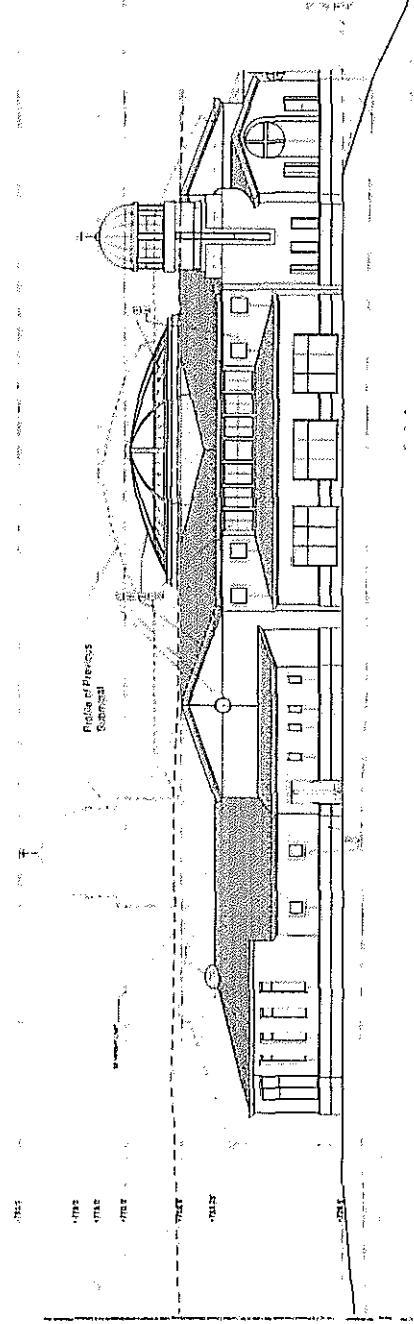


Francis Knight Tower

Scale: 1/8" = 1'-0"

The City of Mount Carmel
 Planning Department

Elevation - Our Lady of Mount Carmel Sanctuary
 Our Lady of Mount Carmel Sanctuary
 1. Exterior Finish
 2. Siding
 3. Paint
 4. Window
 5. Door
 6. Staircase
 7. Railings
 8. Signage
 9. Landscape
 10. Site Work
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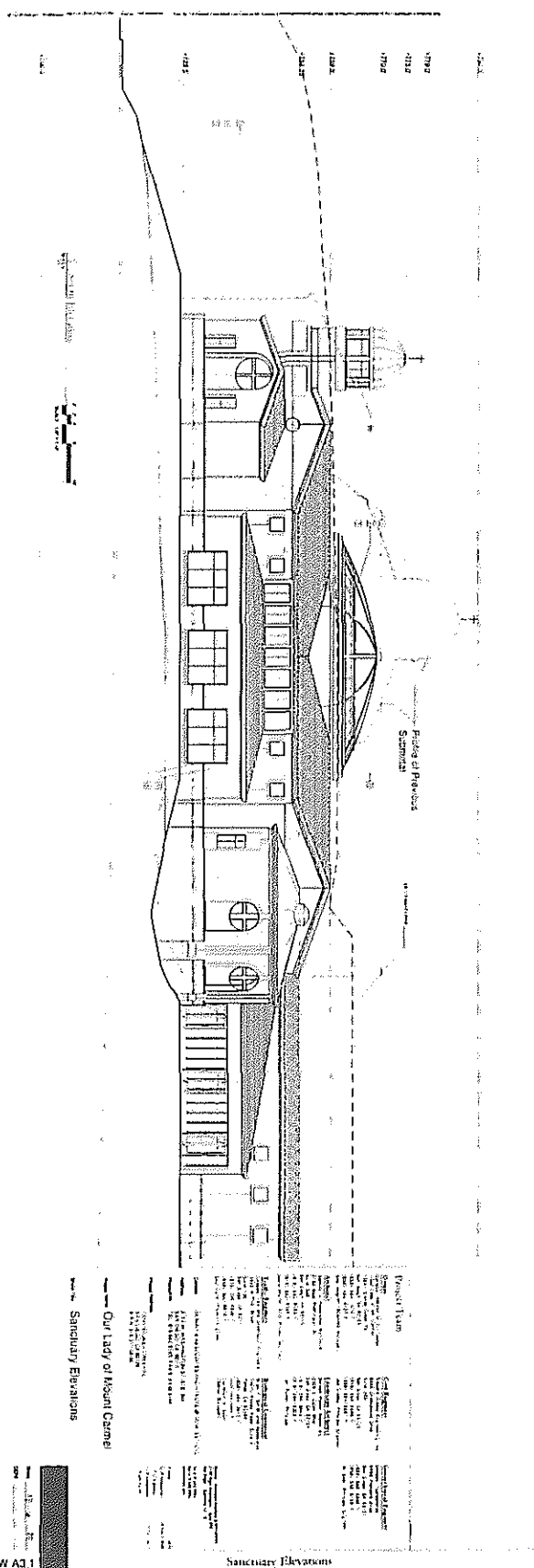
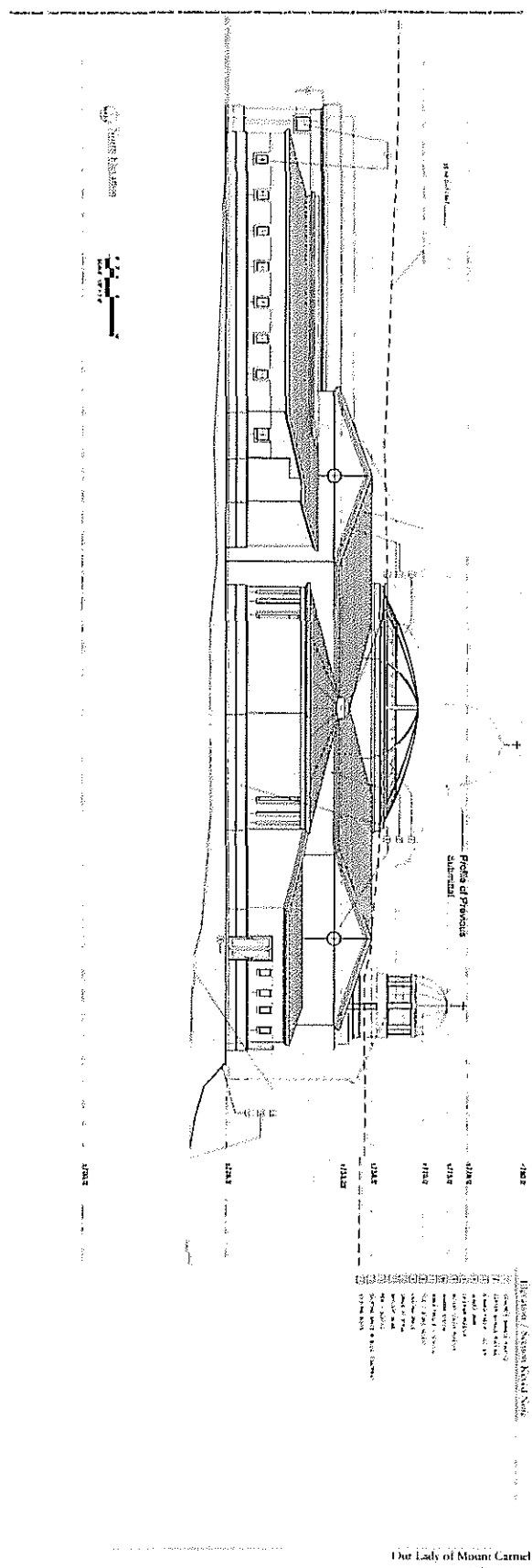


Our Lady of Mount Carmel

Scale: 1/8" = 1'-0"

City of Mount Carmel
 Planning Department

Sanctuary Elevations



Elevation / Section Keyed Note

1. All elevations are shown in black and white.
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3. All elevations are shown in black and white.
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Our Lady of Mount Carmel
Sanctuary Elevations

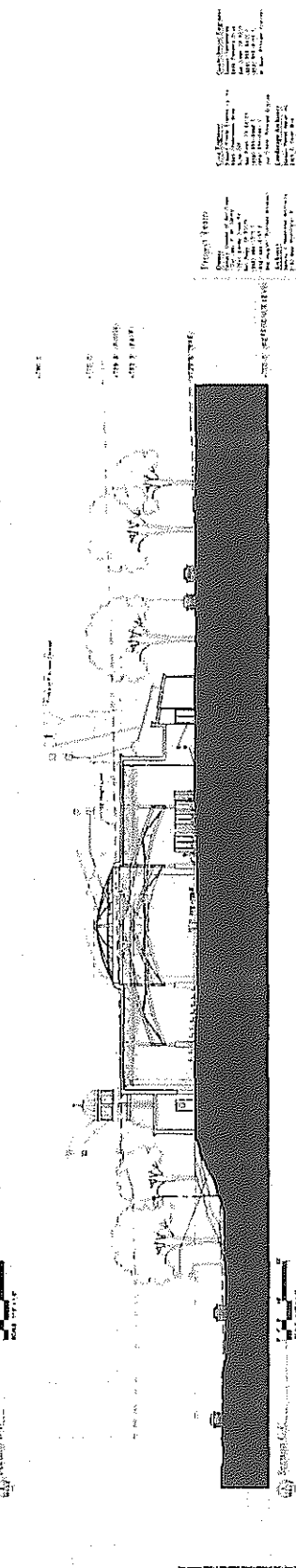
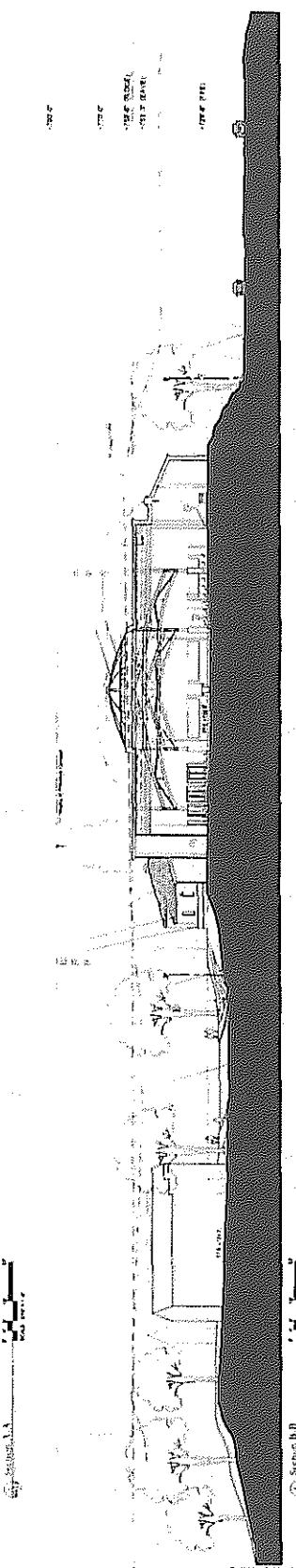
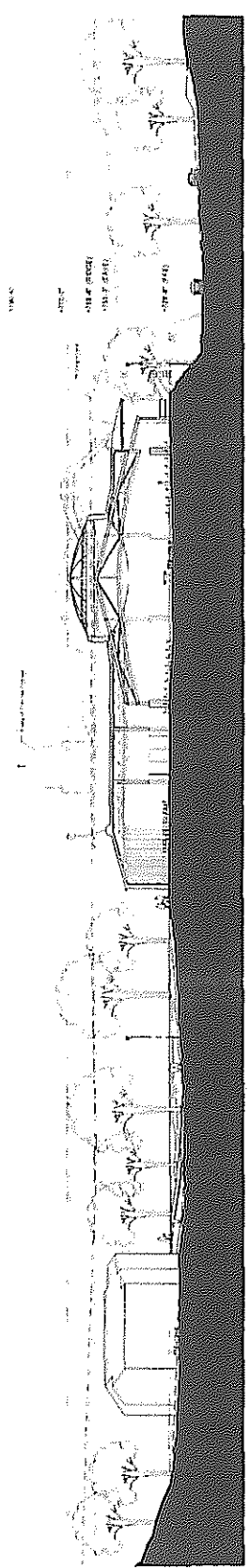
Project Team

Architect	...
Engineer	...
Interior Designer	...
Contractor	...

Sanctuary Elevations

W A3.1

The Lady of Mount Carmel

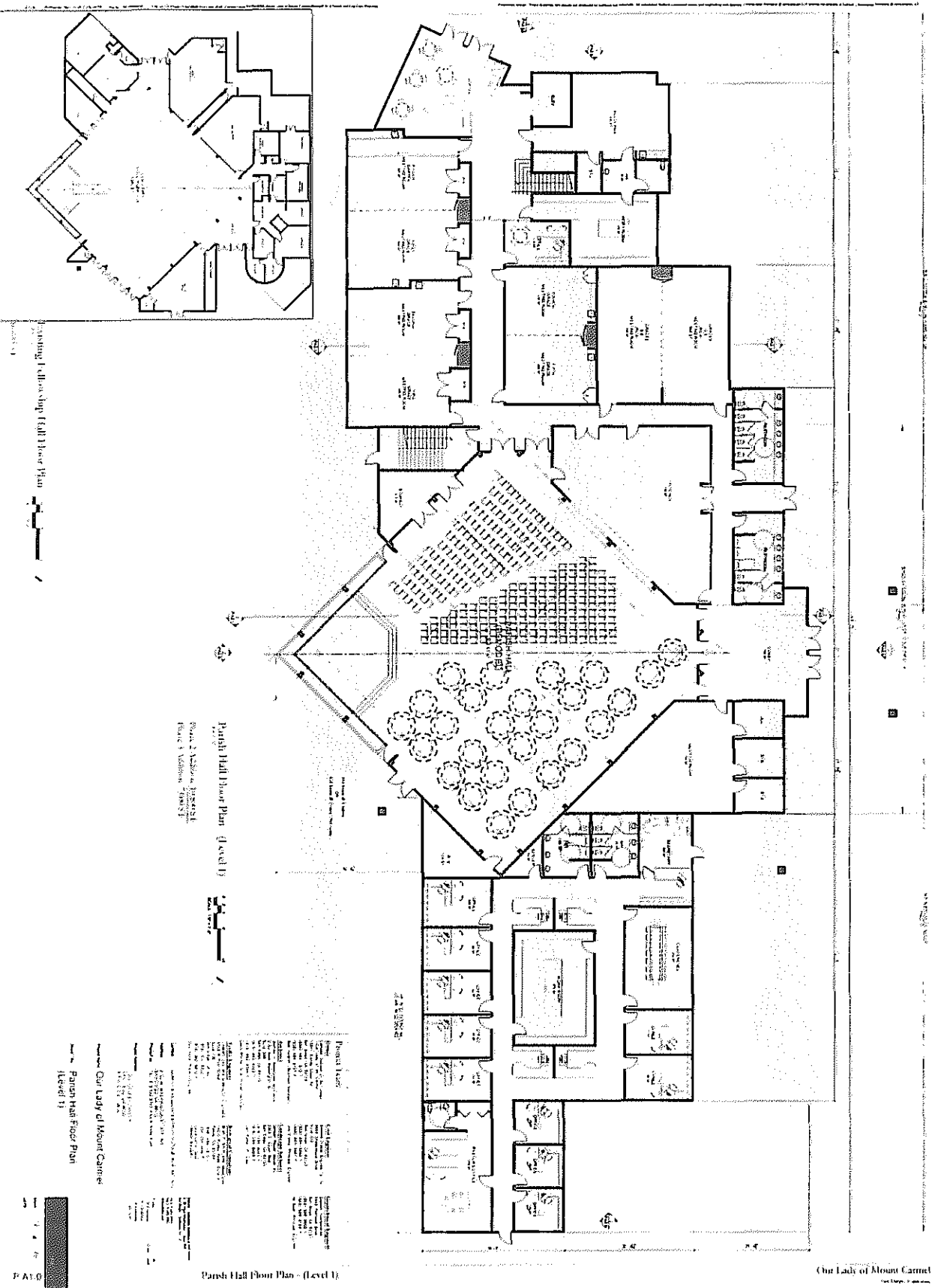


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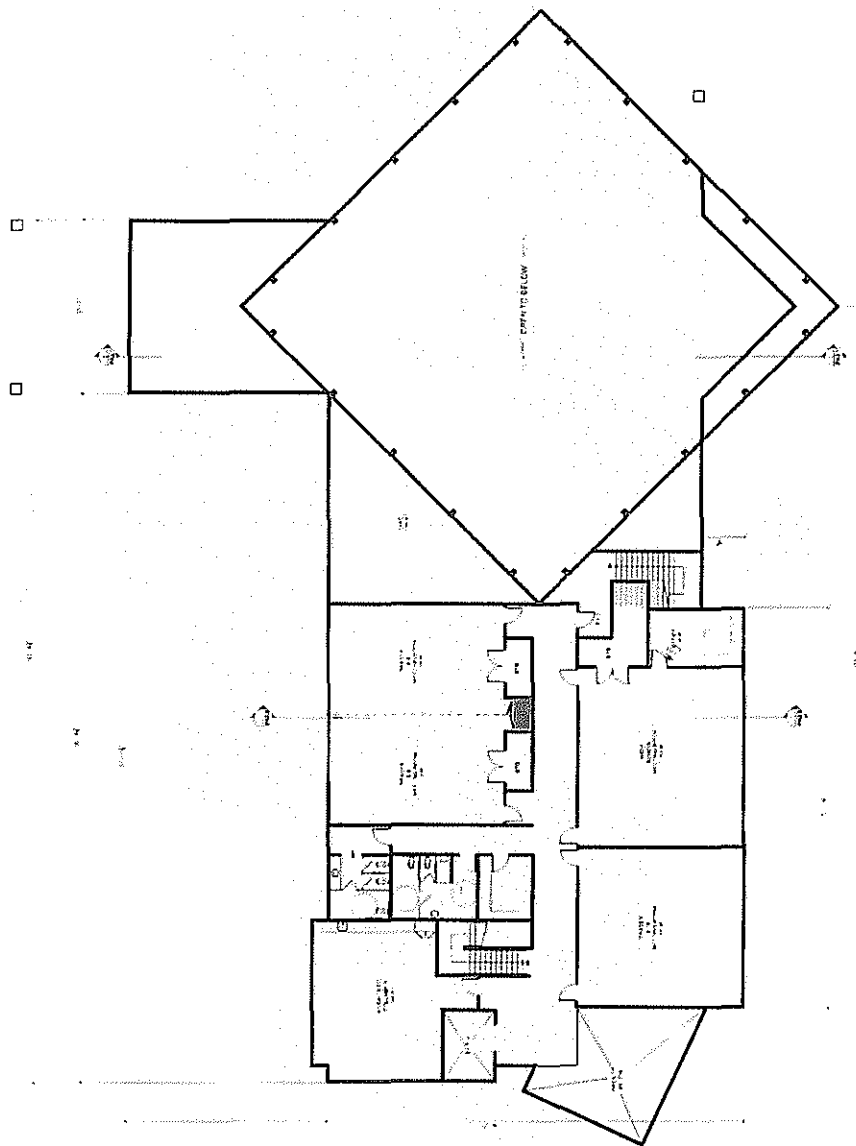
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Our Lady of Mount Carmel
Sanctuary Sections

W A 3 2



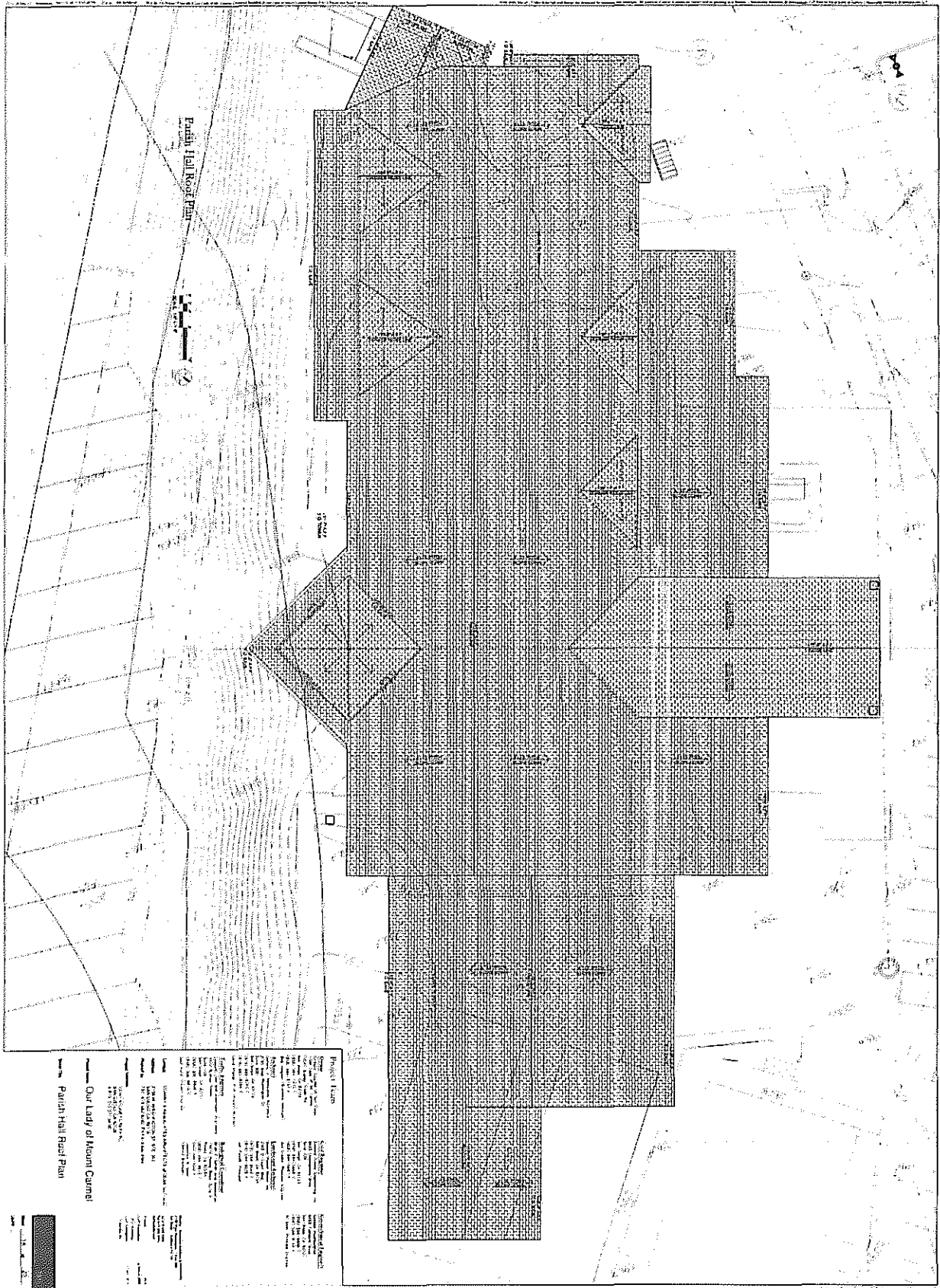
The Lady of Mount Carmel



Parish Hall Floor Plan - (Level 2)

Room No.	Room Name	Area (sq. ft.)	Notes
101	Parish Hall	1,200	Main assembly area
102	Kitchen	300	Includes sink, stove, and counter
103	Restroom	150	Men's and Women's
104	Storage	100	For supplies and equipment
105	Office	120	For administrative use
106	Staircase	50	Emergency exit
107	Entrance	200	Reception area
108	Sanitary	100	For cleaning supplies
109	Storage	100	For linens and other items
110	Office	120	For administrative use
111	Restroom	150	Men's and Women's
112	Storage	100	For supplies and equipment
113	Office	120	For administrative use
114	Restroom	150	Men's and Women's
115	Storage	100	For supplies and equipment
116	Office	120	For administrative use
117	Restroom	150	Men's and Women's
118	Storage	100	For supplies and equipment
119	Office	120	For administrative use
120	Restroom	150	Men's and Women's
121	Storage	100	For supplies and equipment
122	Office	120	For administrative use
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194	Office	120	For administrative use
195	Restroom	150	Men's and Women's
196	Storage	100	For supplies and equipment
197	Office	120	For administrative use
198	Restroom	150	Men's and Women's
199	Storage	100	For supplies and equipment
200	Office	120	For administrative use

PA 11



Project Name: Our Lady of Mount Carmel Parish Hall Roof Plan

Client: Our Lady of Mount Carmel Parish

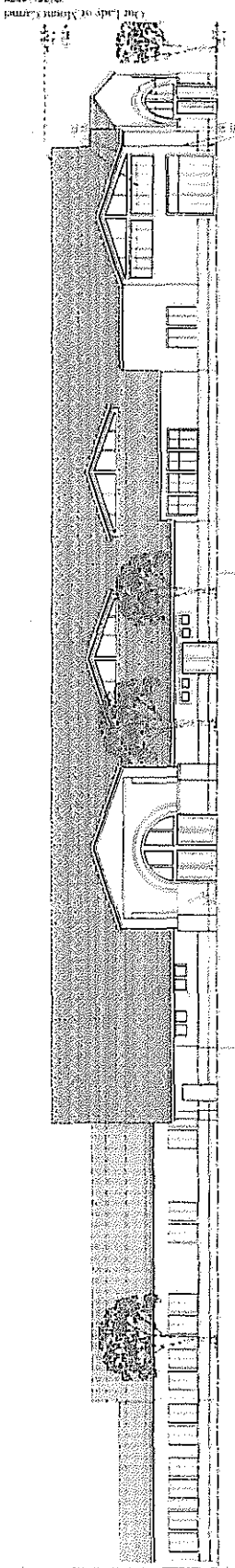
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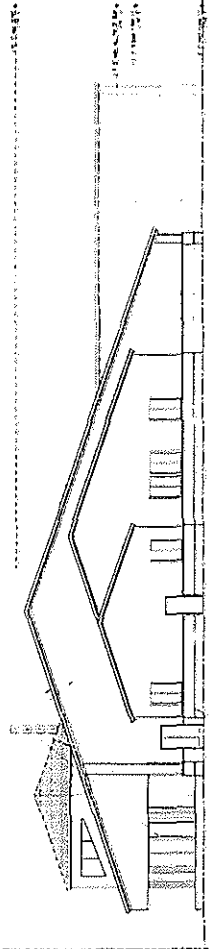
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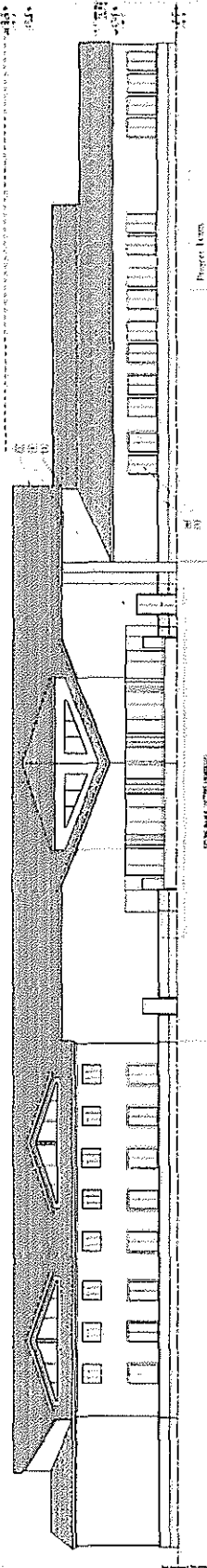
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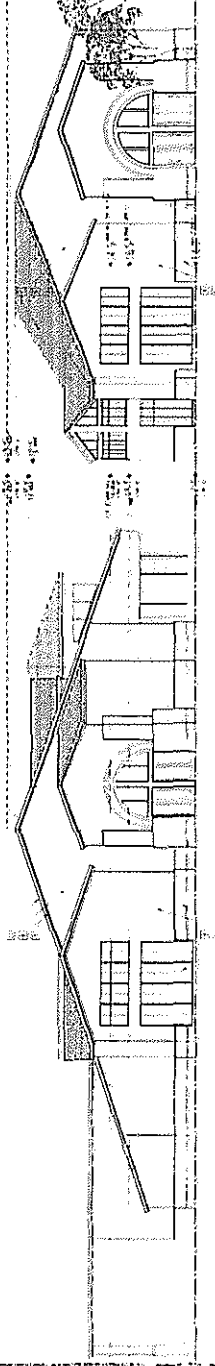
North Elevation



East Elevation



South Elevation



West Elevation

Exterior / Stucco / Kept / New

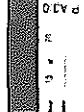
- Stucco
- Kept
- New

Project Item

Item	Description	Quantity	Unit
1	Stucco	100	Sq. Yd.
2	Kept	50	Sq. Yd.
3	New	20	Sq. Yd.

Notes:

- 1. All exterior walls to be finished with stucco.
- 2. Existing stucco to be repaired and finished with new stucco.
- 3. New stucco to be applied over existing masonry.

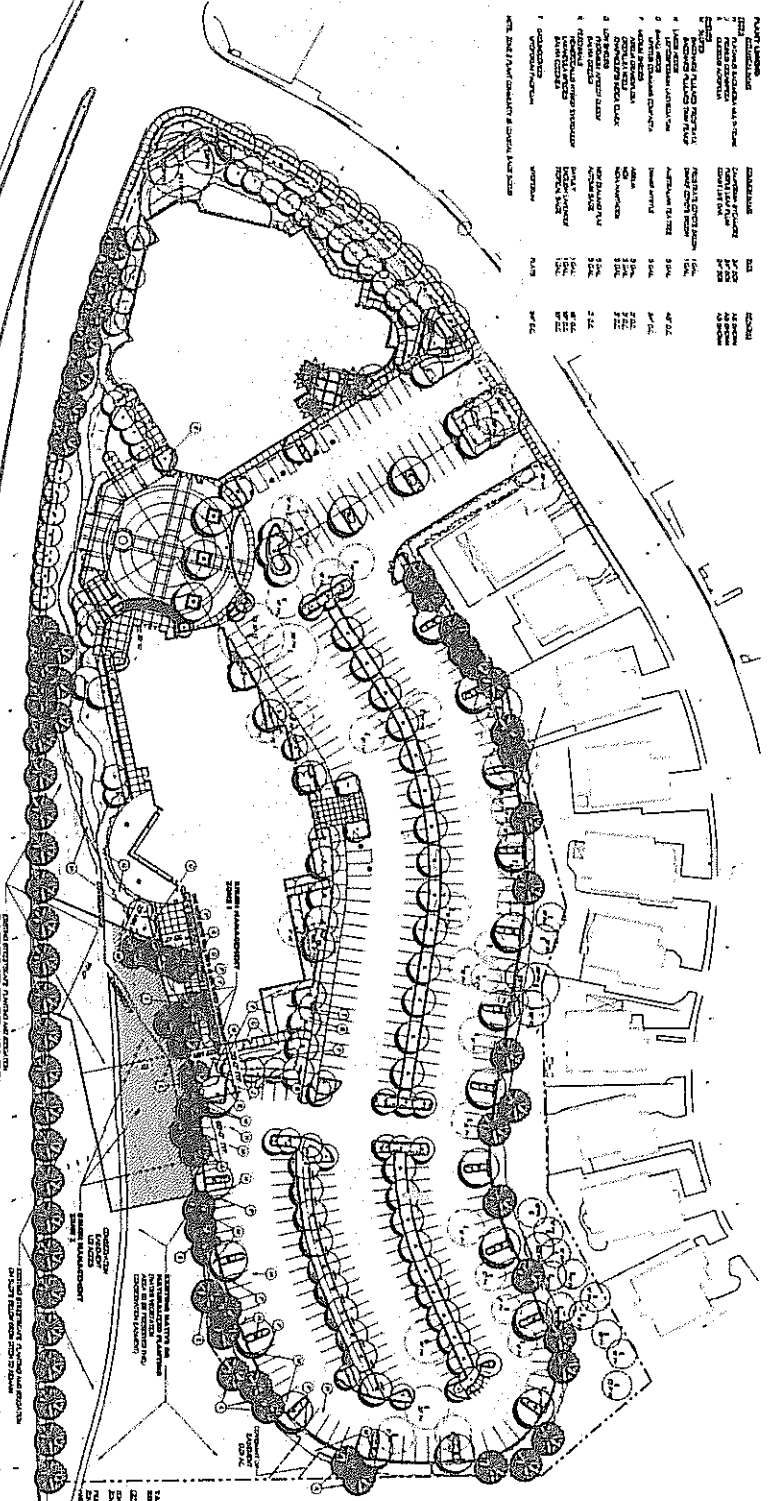


P 020

1" = 5' 0"

Our Lady of Mount Carmel
Parish Hall Elevations

PLANT NUMBER	PLANT NAME	PLANT SIZE	PLANT QUANTITY	TOTAL PLANT QUANTITY
1
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3
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MANAGEMENT RECOMMENDATIONS FROM FINAL MANAGEMENT PLAN

1. The site plan should be reviewed and approved by the City of San Diego Planning Commission and the City Council.

2. The site plan should be reviewed and approved by the City of San Diego Planning Commission and the City Council.

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9. The site plan should be reviewed and approved by the City of San Diego Planning Commission and the City Council.

10. The site plan should be reviewed and approved by the City of San Diego Planning Commission and the City Council.

LANDSCAPING RECOMMENDATIONS

1. The site plan should be reviewed and approved by the City of San Diego Planning Commission and the City Council.

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PROJECT TEAM

Client: ...

Architect: ...

Engineer: ...

Landscaper: ...

City of San Diego: ...

OUR LADY OF MOUNT CARMEL

12345 Main Street, San Diego, CA 92101

Phone: (619) 555-1234

Website: www.ourladyofmountcarmel.org

Project No. 12345

Date: 12/31/2023

Scale: 1/8" = 1'-0"

North Arrow

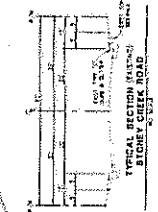
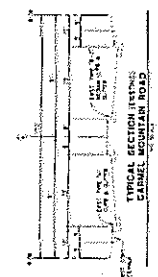
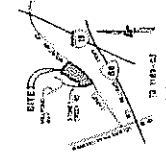
Our Lady of Mt. Carmel

LEGAL DESCRIPTION
 The property shown on this plan is described as follows:
 ...
REVISION MARKS
 ALL REVISIONS TO THIS PLAN SHALL BE MADE BY THE ENGINEER OR HIS ASSISTANT.
NOTES:
 1. THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF ...
 2. THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF ...
LEGEND
 ...
ABBREVIATIONS
 ...
SLOPE ANALYSIS DATA

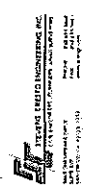


NO.	DESCRIPTION	PERCENT	AREA
1	FLAT	0.00	0.00
2	1% TO 2%	1.00	1.00
3	2% TO 3%	2.00	2.00
4	3% TO 4%	3.00	3.00
5	4% TO 5%	4.00	4.00
6	5% TO 6%	5.00	5.00
7	6% TO 7%	6.00	6.00
8	7% TO 8%	7.00	7.00
9	8% TO 9%	8.00	8.00
10	9% TO 10%	9.00	9.00
11	10% TO 12%	10.00	10.00
12	12% TO 15%	12.00	12.00
13	15% TO 20%	15.00	15.00
14	20% TO 25%	20.00	20.00
15	25% TO 30%	25.00	25.00
16	30% TO 35%	30.00	30.00
17	35% TO 40%	35.00	35.00
18	40% TO 45%	40.00	40.00
19	45% TO 50%	45.00	45.00
20	50% TO 60%	50.00	50.00
21	60% TO 70%	60.00	60.00
22	70% TO 80%	70.00	70.00
23	80% TO 90%	80.00	80.00
24	90% TO 100%	90.00	90.00

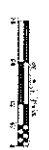
EXISTING CONDITIONS
 ...
ENGINEER'S NOTES
 ...
PHYSICAL SECTION
 ...



ENGINEER OF WORKS
 ...

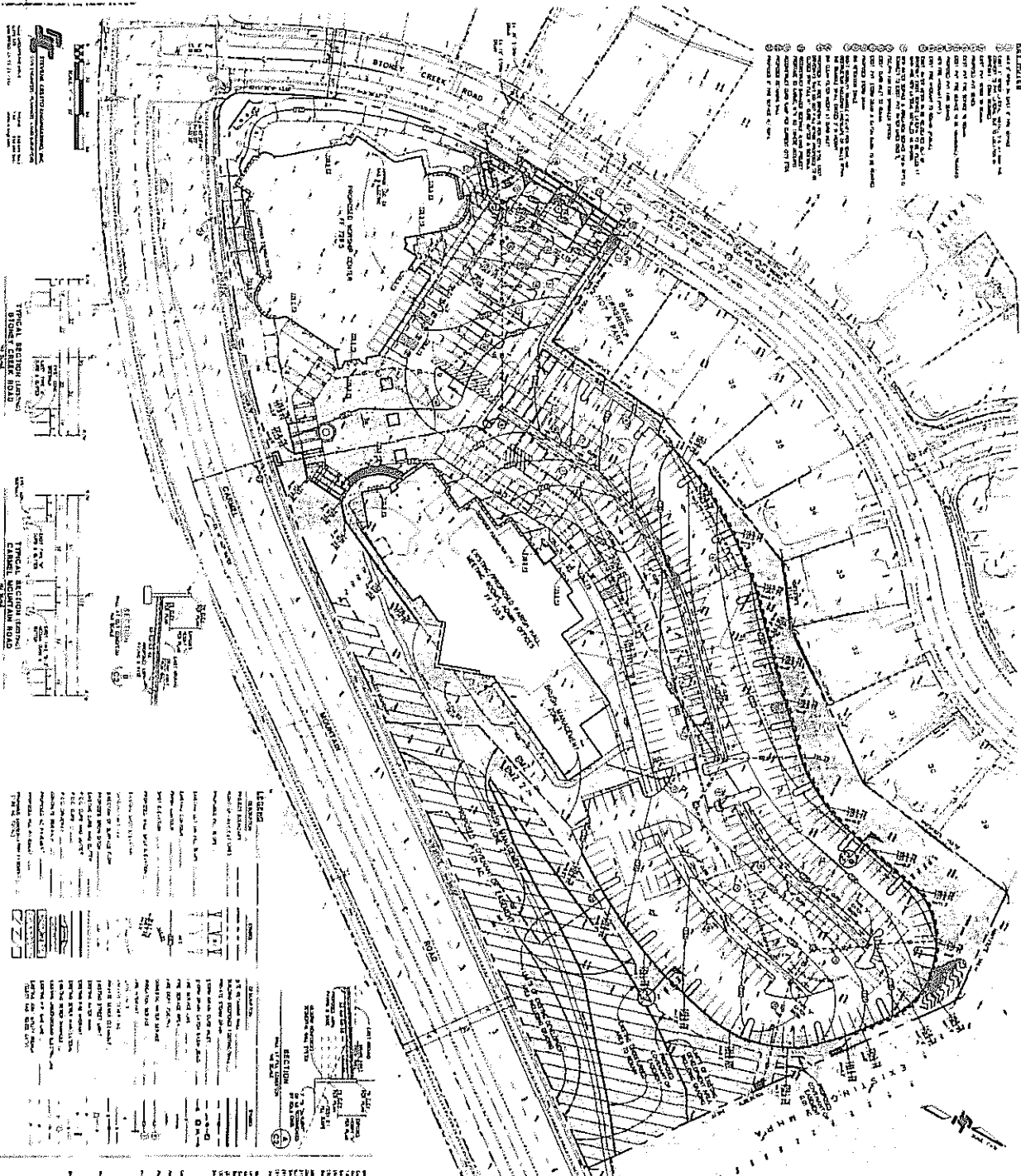


STEVENS HILL ENGINEERING INC.
 ...



GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
- 4. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING UTILITIES
[Symbol]	PROPOSED UTILITIES
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED PAVEMENT
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING LOT
[Symbol]	PROPOSED LOT
[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING
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[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING TREES
[Symbol]	PROPOSED TREES
[Symbol]	EXISTING LANDSCAPE
[Symbol]	PROPOSED LANDSCAPE

GENERAL NOTES

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CONCEPT GRADING AND UTILITY PLAN

DATE: 10/15/2024

SCALE: AS SHOWN

PROJECT: [Project Name]

CLIENT: [Client Name]

DESIGNER: [Designer Name]

APPROVED: [Signature]

SEAL: [Professional Seal]

RECORDING REQUEST

(Mail Station 300)
City Operations Building
1222 First Avenue
San Diego, California 92101

1982 AUG 11 PM 1:05
ATTACHMENT 08
VERA LINDA
COUNTY RECORDER

CITY OF SAN DIEGO - DECISION OF THE ZONING ADMINISTRATOR - C-17689 NO 1
CONDITIONAL USE PERMIT

The Zoning Administrator has APPROVED the request of ROMAN CATHOLIC BISHOP OF SAN DIEGO, a Corporation Sole, to use property to develop lot with church and related facilities - Lots 38 and 39, Penasquitos Heights, Map #9250, on east side of Stoney Creek Road, north of Carmel Mountain Road, Zone R-1-5 (HR), subject to the following conditions:

1. That the project shall comply with all Engineering and Development, and Building Inspection requirements;
2. That construction shall be substantially as shown on plans submitted;
3. That final plans shall be submitted to and approved by Zoning Administration prior to issuance of any permits;
4. That this Conditional Use Permit shall be recorded within thirty (30) days from receipt of this resolution.

FINDING OF FACTS

a. Subject property is a 6.97-acre vacant lot on the northeasterly corner of Stoney Creek Road and Carmel Mountain Road. The property has approximately 267' of frontage on Stoney Creek Road and 422' of street frontage on Carmel Mountain Road. Carmel Mountain Road is 120' wide public right of way, with 10' curb to property line distance. Stoney Creek Road is a 60' wide public right of way with 10' curb to property line distance.

The southerly portion of the lot and the northeasterly extremity lies in an HR Overlay Zone. Hillside Review Permit #106-AM was issued on 1/22/79, and a Grading Permit was also issued 6/14/79. The lot has been graded to roughly level across the bulk of its expanse, and is level with the street at the corner, rising to approximately 50' above Carmel Mountain Road at the northeasterly property line. The area was rezoned from A-1-10 to R-1-5 with the filing of the subdivision map on 6/14/79. The surrounding properties to the north, west and south are zoned A-1-10, consist of rolling hills, and are undeveloped at the present time.

The properties immediately adjacent along the west perimeter of this lot are on a steep bank from 0' to the south to 25' at the northeasterly corner and across Stoney Creek Road to the west, are improved with two-story, single-family dwellings. The two-story, single-family dwelling on Lot 39 was approved as Phase One on C-16883, 8/15/80, to use the dwelling as an interior meeting place for weekday mass and parish meetings. The Sunday services are temporarily being held at the Mount Carmel High School until Phase Two is completed. Phase Three will be the main sanctuary proposed on the northerly portion of the lot, at a later date. Also, there will be a bell tower constructed at that time, approximately 20' in height.

The single-family dwelling, as previously approved, will be used as the Rectory when Phase Two is completed. There are currently two 25' wide driveway entrances from Stoney Creek Road, approximately 240' north of Carmel Mountain Road, with an asphalt-paved area consisting of 30 off-street parking spaces. An exit driveway to the southerly driving lane of Carmel Mountain Road is planned in the future.

1

Applicant now proposes to construct a 13,850 sq. ft. building in approximately the center portion of the lot. The building will consist of offices, kitchen, storage, chapel, two sacristies, multi-purpose room with altar area, library and conference room. An additional 196 parking spaces will be provided on the west side of the property to the rear of the existing dwelling. There will also be a 60' x 120' paved sunken court, an outdoor assembly area, a playground for children and a large play/picnic area located on the south corner of the lot. There will be no structures of any type on these open areas.

In view of the foregoing, the Hearing Officer found that the proposed use would not have an adverse impact upon the neighborhood, the community plan, General Plan, or those living or working in the area.

b. The use would comply with all other City requirements. Environmental Quality Division has stated that no additional review was necessary for this project. The request is in conformance with the adopted community plan.

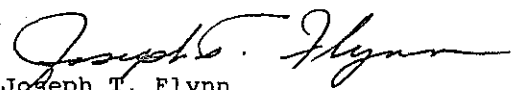
While this area is still designated an HR Overlay Zone, the property has been graded level under HR Permit #106, issued on 1/22/79. No further grading is anticipated, and the existing HR Permit is sufficient to allow work anticipated under this request.

This Conditional Use Permit is not a permit or license and any permits and licenses required by law must be obtained from the proper department. Furthermore, if any condition of this Grant is violated, or if the same be not complied with in every respect, then this Conditional Use Permit shall be subject to revocation; provided, however, that after being notified in writing by the City that a condition has been violated and that subject permit is null and void within ten (10) days, an appeal may be filed with the Board of Zoning Appeals to show cause why subject permit should be reinstated.

Failure to utilize such Conditional Use Permit within the eighteen (18) month period will automatically void the same, in accordance with Municipal Code Section 101.0508. Except as provided in Section 101.0509, during the eighteen (18) month period referred to in this Section, the property covered by a Conditional Use Permit granted by the Zoning Administrator shall not be used for any purpose other than that authorized by the Permit.

The permission granted by this Conditional Use Permit shall become effective and final on the eleventh day after a decision is made, unless a written appeal is filed on official form and accompanied by required fee within ten (10) days; said appeal to be filed in Zoning Administration, Third Floor, City Operations Building, 1222 First Avenue. An appeal from any decision of the Zoning Administrator may be taken to the Board of Zoning Appeals by the applicant, any governmental body or agency, by any owner of real property located within the City or by any resident of the City. See Municipal Code Section 101.0504.

CITY PLANNING DEPARTMENT


Joseph T. Flynn
Zoning Administrator

JTF:ML:fb

CC: Bell, Evans, Yamamoto
2171 India St., #C
San Diego, CA 92101

JUL 23 1982
RIGHT OF APPEAL expires
10 DAYS
after the above date.

②

CITY OF SAN DIEGO - DECISION OF THE ZONING ADMINISTRATOR - C-16883

AMENDMENT - CONDITIONAL USE PERMIT - HEARING

WHEREAS, on August 23, 1985, the Zoning Administrator held a public hearing to consider a request for amendment, dated July 31, 1985, by OUR LADY OF MT. CARMEL, to Case No. 16883, dated August 15, 1980, which permitted the use of existing building for church and related activities - Lots 38 and 39, Penasquitos Heights, Map #9250, located at 13545 Stoney Creek Road, Zone R1-5000; the applicant requests amendment to allow a three-day carnival to take place each year during the month of September; and,

WHEREAS, the Zoning Administrator considered the plans and materials submitted prior to and at the public hearing, staff report, inspection of the subject property and public testimony at the hearing; and,

WHEREAS, the Zoning Administrator found:

1. The proposed amendment is consistent with the ongoing use of the grounds as a church site,
2. The space on site can accommodate the event,
3. The site fronts on a major street,
4. The church organization can provide security to control potential impacts on the neighborhood; and,

WHEREAS, the proposed use, as conditioned, will not adversely affect the neighborhood, the General Plan or the Community Plan, and will not be detrimental to the health, safety and general welfare of persons residing or working in the area; and,

WHEREAS, the proposed use will comply with all relevant regulations in the Municipal Code; NOW, THEREFORE,

BE IT RESOLVED, by the Zoning Administrator of the City of San Diego, that in light of the foregoing, the amendment to Conditional Use Permit No. 16883, sought by OUR LADY OF MT. CARMEL, is hereby APPROVED, subject to the following conditions:

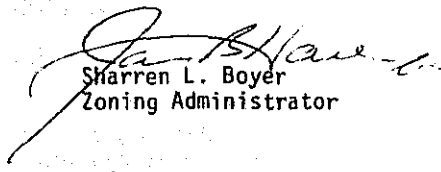
1. That the carnival shall not expand beyond that area designated on the plans, which generally consists of the turfed area south and west of the church building; and,
2. That the parish shall have the responsibility of providing security along the frontage of the designated area on Stoney Creek Drive, for the purpose of protecting residences on Stoney Creek Drive from impacts associated with the carnival.

This Amendment is not a permit or license and any permits and licenses required by law must be obtained from the proper department. Furthermore, if any condition of this Grant is violated, or if the same be not complied with in every respect, then this Amendment shall be subject to revocation; provided, however, that after being notified in writing by the City that a condition has been violated and that subject permit is null and void within ten (10) days, an appeal may be filed with the Board of Zoning Appeals to show cause why subject permit should be reinstated.

The permission granted by this Amendment shall become effective and final on the eleventh day after a decision is made, unless a written appeal is filed on official form and accompanied by required fee within ten (10) days; said appeal to be filed in Zoning Administration, Third Floor, City Operations Building, 1222 First Avenue. An appeal from any decision of the Zoning Administrator may be taken to the Board of Zoning Appeals by the

applicant, any governmental body or agency, by any owner of real property located within the City or by any resident of the City. See Municipal Code Section 101.0504.

CITY PLANNING DEPARTMENT


Sharren L. Boyer
Zoning Administrator

SLB:JBH:TR:ryg

cc: Jim Marcotte
13559 Grain Lane
San Diego, CA 92129

AUG 23 1985
RIGHT OF APPEAL expires
10 DAYS
after the above date.

4

SEP 16 3 16 PM '80

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
VERA L. LYLE
RECORDER

CITY OF SAN DIEGO - DECISION OF THE ZONING ADMINISTRATOR

NO 1

CONDITIONAL USE PERMIT - CASE NO. 16883

The Zoning Administrator has considered the request of the ROMAN CATHOLIC BISHOP of SAN DIEGO, a corporation sole, to use existing building for church and related activities, on Lots 38 and 39, Penasquitos Heights, Map 9250, at 13545 Stoney Creek Road, Zone R-1-5/HR, and after consideration of the following finding of facts has APPROVED the request, subject to the following conditions:

1. That the project comply with all requirements of the Building Inspection Department;
2. That parking shall be installed according to all requirements of Division 8 (except for 6' fence surrounding), with 2" A/C paving, striping, wheel stops and landscaping in the front portion;
3. That the project comply with requirements of the Engineering Department concerning curb cuts, ingress and egress;
4. That use of the building shall be limited to weekday religious services and parish meetings.

FINDING OF FACTS

A. The subject property is comprised of two lots in a recently developed subdivision. Lot 38 is a 6,316 sq. ft. lot with 60' of street frontage at 13545 Stoney Creek Road and has been developed with a 2,886 sq. ft. two-story, single-family dwelling. Abutting to the south and southeast is Lot 39. A 6.97 acre vacant lot at the north-easterly corner of Carmel Mountain Road and Stoney Creek Road is graded to roughly level across the bulk of its expanse and is to be used for a church site in the future. The lot has about 422' of street frontage on Carmel Mountain Road and 267' of street frontage on Stoney Creek Road. A southerly portion of the larger lot along Stoney Creek Road and its northeasterly extremity lies in an HR Zone. HR Permit No. 106AM was issued on 1/22/79, and a grading permit was issued on 6/14/79. As a dwelling, the structure on Lot 38 observes all requirements for R-1-5 zoning.

The newly developed R-1-5 subdivision is surrounded to the north, west and south by A-1-10 zoned and undeveloped areas. To the east is an R-2A zoned and developed location. There have been no similar variances or Conditional Use Permits requested for this immediate area. Within two years applicant proposes to fully develop the 6.97 acre lot for a church, related activities, a parking lot with access to both Carmel Mountain Road and Stoney Creek Road and to be landscaped. The dwelling at 13545 Stoney Creek Road will be retained and used as a rectory. In the interim, the existing dwelling is proposed to be utilized for the church and church-related activities with a portion of Lot 39 adjacent to the southwest to be developed for use as a parking lot for about 30 vehicles.

This single-family structure will serve as an interior meeting place for weekday mass and parish meetings. Sunday services are currently being held at the Mt. Carmel High School. The permanent church sanctuary and accessory facilities are scheduled for construction within two years.

In view of the foregoing the proposed use is not viewed as having an adverse impact on the neighborhood, the Community Plan or the General Plan.

- B. The proposed use will comply with all other pertinent City regulations.

This Conditional Use Permit is not a permit or license and any permits and licenses required by law must be obtained from the proper department. Furthermore, if any condition of this Grant is violated, or if the same be not complied with in every respect, then this Conditional Use Permit shall be subject to revocation; provided, however, that after being notified in writing by the City that a condition has been violated and that subject permit is null and void within ten (10) days, an appeal may be filed with the Board of Zoning Appeals to show cause why subject permit should be reinstated.

Failure to utilize such Conditional Use Permit within the eighteen (18) month period will automatically void the same, in accordance with Municipal Code Section 101.0508. Except as provided in Section 101.0509, during the eighteen (18) month period referred to in this Section, the property covered by a Conditional Use Permit granted by the Zoning Administrator shall not be used for any purpose other than that authorized by the Permit.

The permission granted by this Conditional Use Permit shall become effective and final on the eleventh day after a decision is made, unless a written appeal is filed on official form and accompanied by required fee within ten (10) days; said appeal to be filed in Zoning Administration, Third Floor, City Operations Building, 1222 First Avenue. An appeal from any decision of the Zoning Administrator may be taken to the Board of Zoning Appeals by the applicant, any governmental body or agency, by any owner of real property located within the City or by any resident of the City. See Municipal Code Section 101.0504.

CITY PLANNING DEPARTMENT

C-16883

JTF:RB:CN


Joseph T. Flynn, Zoning Administrator

AUG 15 1987

RIGHT OF APPEAL expires
10 DAYS
after the above date.

THIS IS NOT A BUILDING PERMIT

6

RECEIVED
CITY CLERK

JAN 22 PM 2:17

SAN DIEGO, CALIF.

PLANNING COMMISSION RESOLUTION NO. 1585

GRANTING HILLSIDE REVIEW PERMIT NO. 106/AMENDMENT NO. 1

WHEREAS, GENSTAR DEVELOPMENT, INC., a New York corporation, "Owner/Permittee," filed an application for a Hillside Review Permit to develop subject property, located on the north side of Carmel Mountain Road between Cuca Street and Paseo Cardiel, described as portion of Rancho de Los Penasquitos R.O.S. 6204, in the A-1-10 (proposed R-1-5) (H.R.) Zone; and

WHEREAS, on November 2, 1978, the Planning Commission of The City of San Diego considered Hillside Review Permit No. 106/Amendment No. 1 pursuant to Section 101.0454 of the Municipal Code of The City of San Diego and received for its consideration documentary, written and oral testimony, and heard from all interested parties present at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of The City of San Diego, as follows:

1. That the Planning Commission adopts as the Findings of the Planning Commission those written Findings set forth in the Report of the Planning Department dated October 26, 1978, and found beginning at Page 2 of said Report, a copy of which is attached hereto and by this reference incorporated herein.
2. That said Findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, the application for Hillside Review Permit No. 106/Amendment No. 1 is hereby granted to "Owner/Permittee" in the form and with the terms and conditions as set forth in Hillside Review Permit No. 106/Amendment No. 1, a copy of which is attached hereto and made a part hereof.

Charlotte L. Hunter

Charlotte L. Hunter, Secretary of the
Planning Commission

DOCUMENT NO. 765515
FILED JAN 23 1979
6/61-8-2-NYP
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

HILLSIDE REVIEW PERMIT NO. 106/AMENDMENT NO. 1
PLANNING COMMISSION

This Hillside Review Permit is granted by the Planning Commission of The City of San Diego to GENSTAR DEVELOPMENT, INC., a New York corporation, "Owner/Permittee," for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 101.0454 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to "Owner/Permittee" to develop the subject property located on the north side of Carmel Mountain Road between Cuca Street and Paseo Cardiel, more particularly described as portion of Rancho De Los Penasquitos R.O.S. 6204, in the A-1-10 portion and proposed R-1-5 Zone.
2. Slopes shall not exceed 1-1/2:1 in grade.
3. The Permittee shall comply with the General Conditions for Hillside Review Permits attached hereto and made a part hereof.

Passed and adopted by the Planning Commission of The City of San Diego on November 2, 1978.

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CITY OF SAN DIEGO
519 JAN 22 PM 2:17
SAN DIEGO, CALIF.

8

GENERAL CONDITIONS FOR HILLSIDE REVIEW PERMITS

1. Prior to the issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit "A" dated November 2, 1978, on file in the office of the Planning Department. The property shall be developed in accordance with the approved grading and building plans except where regulations of this or other governmental agencies require deviation therefrom. Prior to and subsequent to the completion of the project, no changes, modifications or alterations shall be made unless and until appropriate applications for amendment of this permit shall have been approved and granted.
2. Prior to the issuance of any grading or building permits, a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity with Exhibit "A" dated November 2, 1978, on file in the office of the Planning Department and shall be in accordance with the Land Development Ordinance No. 10660-NS. Approved planting shall be installed prior to the issuance of an occupancy permit on any building. Such planting shall not be modified or altered unless and until this permit shall have been amended to permit such modification or alteration.
3. Construction and operation of the approved permit shall comply at all times with the regulations of this or other governmental agencies.
4. This Hillside Review Permit shall not be final until the eleventh day following its filing in the office of the City Clerk and is subject to appeal to the City Council as provided for in Section 101.0454 of the Municipal Code of The City of San Diego.
5. The effectiveness of this Hillside Review Permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:
 - a. Permittee shall have agreed to each and every condition hereof by having this permit signed within 90 days of the Commission's decision.
 - b. This Hillside Review Permit executed as indicated shall have been recorded in the office of the County Recorder.
6. In addition to any other remedy provided by law, any breach in any of the terms or conditions of this permit or any default on the part of the Permittee or its successors in interest, shall be deemed a material breach hereof and this Hillside Review Permit may be cancelled or revoked. Cancellation or revocation of this Hillside Review Permit may be instituted by the City or Permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0506. An appeal from the decision of the Planning Commission may be taken to the City Council within ten (10) days after the decision is filed with the City Clerk. The Clerk shall set this matter for public hearing before the City Council giving the same notice as provided in Section 101.0506.
7. This Hillside Review Permit shall inure to the benefit of and shall constitute a covenant running with the lands, and the terms, conditions and provisions hereof shall be binding upon Permittee, and any successor or successors thereto, and the interests of any successor shall be subject to each and every condition herein set out.

AUTHENTICATED BY:

James M. Herrick
James M. Herrick, Senior Planner
Planning Department

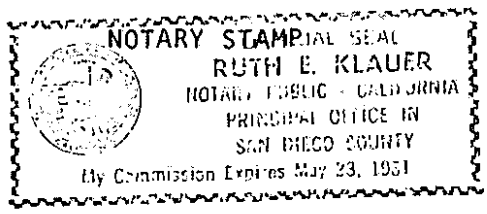
Charlotte L. Hunter
Charlotte L. Hunter, Secretary of the
Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On this 21st day of November, 1978, before me, the under-
signed, a Notary Public in and for said County and State, personally appeared
JAMES M. HERRICK, known to me to be Senior Planner of The City of
San Diego Planning Department, and CHARLOTTE L. HUNTER, known to me to be the
Secretary of the Planning Commission of The City of San Diego and known to me to
be the persons whose names are subscribed to the within instrument and acknowledged
that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County
of San Diego, State of California, the day and year in this certificate first
above written.

Ruth E. Klauer
Notary Public in and for the County of
San Diego, State of California



ACKNOWLEDGED:

The undersigned "Owner/Permittee" by execution hereof agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

GENSTAR DEVELOPMENT, INC.,
a New York corporation
"Owner/Permittee"

By Neil D. Gascon
Authorized Signator

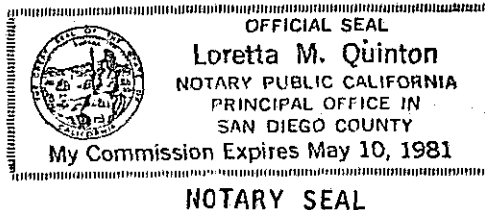
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On January 16, 1979, before me, the undersigned, a Notary Public in and for said State, personally appeared Neil D. Gascon, known to me to be the Vice President of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature Loretta M. Quinton

Loretta M. Quinton
Name (Typed or Printed)



(corporation)

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me to be the _____ of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature _____

Name (Typed or Printed)

NOTARY SEAL

11

RECEIVED
CITY CLERK'S OFFICE

1978 FEB 24 AM 11:24

SAN DIEGO, CALIF.

PLANNING COMMISSION RESOLUTION NO. 1168

GRANTING HILLSIDE REVIEW PERMIT NO. 106

WHEREAS, PENASQUITOS, INC. an Illinois Corporation, "Owner/Permittee", filed an application for a Hillside Review Permit to develop property located on the north side of Carmel Mountain Road between Cuca Street and Paseo Cardiel, described as portion Rancho de Los Penasquitos, ROS 6204, in the A-1-10 (proposed R-1-5) zone; and

WHEREAS, on January 26, 1978, the Planning Commission of The City of San Diego considered Hillside Review Permit No. 106 pursuant to Section 101.0454 of the Municipal Code of The City of San Diego and received for its consideration documentary, written and oral testimony, and heard from all interested parties present at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of The City of San Diego, as follows:

1. That the Planning Commission adopts as the Findings of the Planning Commission those written Findings set forth in the Report of the Planning Department dated January 19, 1978, and found beginning at Page 2 of said Report, a copy of which is attached hereto and by this reference incorporated herein.
2. That said Findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, the application for Hillside Review Permit No. 106 is hereby granted to "Owner/Permittee" in the form and with the terms and conditions as set forth in Hillside Review Permit No. 106, a copy of which is attached hereto and made a part hereof.

Charlotte L. Hunter
Charlotte L. Hunter, Secretary of the
Planning Commission

762785

DOCUMENT NO.

FILED

FEB 27 1978

OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

RECEIVED
CITY CLERK'S OFFICE

Page 1 of 4

1978 FEB 24 AM 11:24

SAN DIEGO, CALIF.

HILLSIDE REVIEW PERMIT NO. 106
PLANNING COMMISSION

This Hillside Review Permit is granted by the Planning Commission of The City of San Diego to PENASQUITOS, INCORPORATED, an Illinois Corporation, "Owner/Permittee", for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 101.0454 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to "Owner/Permittee" to develop the subject property located on the north side of Carmel Mountain Road between Cuca Street and Paseo Cardiel, more particularly described as a Portion Rancho de Los Penasquitos R.O.S. 6204, in the A-1-10 (proposed R-1-5) Zone.
2. Slopes shall not exceed 1 1/2:1 in grade.
3. The Permittee shall comply with the General Conditions for Hillside Review Permits attached hereto and made a part hereof.

Passed and adopted by the Planning Commission of The City of San Diego on January 26, 1978.

GENERAL CONDITIONS FOR HILLSIDE REVIEW PERMITS

1. Prior to the issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit "A" dated January 26, 1978, on file in the office of the Planning Department. The property shall be developed in accordance with the approved grading and building plans except where regulations of this or other governmental agencies require deviation therefrom. Prior to and subsequent to the completion of the project, no changes, modifications or alterations shall be made unless and until appropriate applications for amendment of this permit shall have been approved and granted.
2. Prior to the issuance of any grading or building permits, a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity with Exhibit "A" dated January 26, 1978, on file in the office of the Planning Department and shall be in accordance with the Land Development Ordinance No. 10660-NS. Approved planting shall be installed prior to the issuance of an occupancy permit on any building. Such planting shall not be modified or altered unless and until this permit shall have been amended to permit such modification or alteration.
3. Construction and operation of the approved permit shall comply at all times with the regulations of this or other governmental agencies.
4. This Hillside Review Permit shall not be final until the eleventh day following its filing in the office of the City Clerk and is subject to appeal to the City Council as provided for in Section 101.0454 of the Municipal Code of The City of San Diego.
5. The effectiveness of this Hillside Review Permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:
 - a. Permittee shall have agreed to each and every condition hereof by having this permit signed within 90 days of the Commission's decision.
 - b. This Hillside Review Permit executed as indicated shall have been recorded in the office of the County Recorder.
6. In addition to any other remedy provided by law, any breach in any of the terms or conditions of this permit or any default on the part of the Permittee or its successors in interest, shall be deemed a material breach hereof and this Hillside Review Permit may be cancelled or revoked. Cancellation or revocation of this Hillside Review Permit may be instituted by the City or Permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0506. An appeal from the decision of the Planning Commission may be taken to the City Council within ten (10) days after the decision is filed with the City Clerk. The Clerk shall set this matter for public hearing before the City Council giving the same notice as provided in Section 101.0506.
7. This Hillside Review Permit shall inure to the benefit of and shall constitute a covenant running with the lands, and the terms, conditions and provisions hereof shall be binding upon Permittee, and any successor or successors thereto, and the interests of any successor shall be subject to each and every condition herein set out.

AUTHENTICATED BY:

F. R. Klostman

F. R. Klostman, Senior Planner
Planning Department

Charlotte L. Hunter

Charlotte L. Hunter, Secretary of the
Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

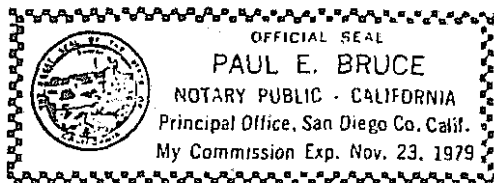
On this 7TH day of FEBRUARY, 19 78, before me, the under-
signed, a Notary Public in and for said County and State, personally appeared
F. R. KNOSTMAN, known to me to be Senior Planner of The City of
San Diego Planning Department, and CHARLOTTE L. HUNTER, known to me to be the
Secretary of the Planning Commission of The City of San Diego and known to me to
be the persons whose names are subscribed to the within instrument and acknowledged
that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County
of San Diego, State of California, the day and year in this certificate first
above written.

Paul E. Bruce

Notary Public in and for the County of
San Diego, State of California

NOTARY STAMP



15

ACKNOWLEDGED:

The undersigned "Owner/Permittee" by execution hereof agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

PENASQUITOS, INC., an Illinois Corporation, "Owner/Permittee"

By Neil D. Gascon
Authorized Signator

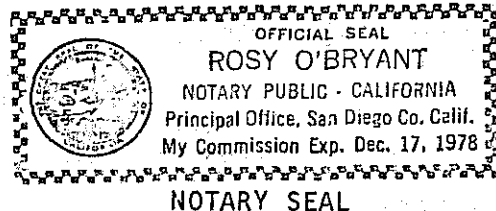
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On February 15, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Neil D. Gascon, known to me to be the Vice President of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature Rosy O'Bryant
Rosy O'Bryant

Name (Typed or Printed)



(Corporation)

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me to be the _____ of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature _____

NOTARY SEAL

Name (Typed or Printed)

(Corporation)





Rancho Peñasquitos Planning Board Meeting Minutes

February 3, 2010

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, John Keating, Lynn Murphy, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr

Absent: Morri Chowaiki, Bill Dumka, Sudha Garudadri, Tuesdee Halperin, Wayne Kaneyuki, Jim LaGrone

Community Members & Guests (Voluntary Sign-in): David & Linda Hetherington, Dr. & Mrs. Charles Parker, Mr. & Mrs. Mike J. Rogers, Mr. & Mrs. Dave Hansen, Dan Cabuco, Diane Delagardelle, Rey & Lily Simon, Diana Aeria, Pat Guevarra, Pence Parsons, Jane Engelbert, Dale Smith

1. The meeting was called to order at 7:45pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: none
3. MINUTES:
 - Motion: To approve the November 4, 2009 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Spelta/Becker/Approved. 10 in favor – 0 against – 3 abstentions (Bende, Politte & Spelta).
 - Motion: To approve the January 6, 2010 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/Shoecraft/Approved. 11 in favor – 0 against – 2 abstentions (Shoecraft & Politte).
4. Guests: No representatives from Fire or Police Departments were present.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. none
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Mayoral Office, Stephen Lew – not present
 - b. San Diego City Council District 1 Report – Stephen Heverly
 - Heverly noted that he contacted the Mayor's office about RPPB's request for Stephen Lew's attendance at meetings to provide updates; it was recommended that community members contact the Mayor's office if they would like a rep at RPPB meetings.
 - Councilmember Lightner has sent memos to Council Subcommittee Chairs about issues she'd like docketed this year; examples:
 - ~ Cost recovery processes for false alarms (fire/burglary)
 - ~ Water policies – advocate for recycled water; addition of non-potable water to new sites.
 - ~ CA Transit funding solicitation
 - ~ Advocates to keep our monies local
 - Lightner's priorities include: balancing the budget, improving government transparency & preserving quality of life for Dist. 1 residents.
 - Heverly stated the Rolling Brownouts for Fire Stations would include Fire Station 40 on Salmon River Rd. Mayor's Office & Fire Fighter's Union worked to finalize the

plan so as to diminish effects on the communities. Emergency crews will still be posted at the station. He added that the Fire Chief can adjust this plan as needed for emergencies and during dry periods or high wind (red flag) days.

- Following January's heavy rains, Council office received numerous calls/emails about related damage, traffic signal outages, potholes, clogged storm drains, trees down, etc. Dist. 1 office staff are working with City Departments, who have been very responsive to tackle these issues (top priority issues are being handled first); continue to let Council office staff know of outstanding issues needing attention.
 - Staff continues to work on constituent & city budget issues.
 - Sellers asked Heverly about the Land Use & Housing Committee (City Council) Meeting and DSD's proposed restructuring of the City's relationship with the community planning groups and restructuring of the DSD incentive program, adding that the CPC Chair asked that the item be removed from the docket or continued to allow CPGs time to review; it was not removed from docket and will go back to the CPC for review plus creating an ad-hoc committee to review incentives. Heverly will check on the status and get back to Sellers on next steps.
 - SANDAG is conducting a CA High Speed Rail meeting tomorrow morning at 9:00am; original concept was along I-15 corridor and through Rose Canyon; Lightner is not in favor of this plan. There are additional alternative routes now being reviewed. Politte will forward meeting email to contact list to allow community to weigh in on alternative routes if they cannot attend the meeting. Contact info is included in the email.
 - Patricia (BMR) asked about off street parking at public buildings; recycled water originally had 2-3 phases, she heard that funding was diverted to Toilet to Tap test project & research. Heverly confirmed and added that Dist. 1 staff are checking into the timeline of how and when funds were diverted and policies.
- c. San Diego City Planning & Community Investment Report – Michael Prinz
- Prinz noted that he would be happy to bring questions back to the Mayor's office.
 - No additional report.

7. BUSINESS.

- a. **Verizon West Peñasquitos Wireless Project (Action Item) – Kerrigan Diehl**
Project, located at 12865 Black Mtn. Rd.(x SR 56), is replacing/reconfiguring existing antenna arrays (6 antennas total) with new 4G technology, a couple new cables, a cabinet added within existing structure, and proposed additional landscaping to screen additional cables through the pole.

Sellers reported that the Telecomm Committee reviewed the project and approved the project with the condition that Becker review the landscape plan for additional materials by a vote of 3 in favor – 0 against.

- Equipment shed is approx. 60" high x 18" wide at the base of the tree.
- Upon quick review of plans, Becker suggested the addition of 2 Toyons and 3 Rhus would hide the base elements.
- B. Diehl asked about reason for upgrade; K. Diehl responded that the reason for the reconfiguring was new technology.
- Keating requested clarification that new would be within the existing structure; yes.
- Bende noted that the panels clearly can be seen, can fronds be bigger or supplemented to hide them? Diehl replied that the tree is structurally designed to hold specific weight, # of fronds, frond style and that it could not handle additional fronds or

different length/shapes. Could antenna be hidden with socks or foliage to better camouflage them? Could be possible. Sellers added that the committee did discuss in committee, adding that palm tree wireless structures seem to have been replaced with the pine tree; additional fronds even if they could be used might be of a different color and look worse than the antenna themselves. Bende asked if additional palm trees could be planted around the structure to camouflage it? K. Diehl can take the request back to staff and work on. Bende suggested adding additional palms to screen in addition to other landscape additions.

Motion: To approve the Verizon West Peñasquitos Wireless Project as presented subject to Jon Becker's landscape plan review and conditions for additional planting materials/placement. M/S/C – Sellers/Sandstrom/Approved 13 in favor – 0 against – 0 recusals – 0 abstentions. (See attached landscape recommendations & placement of 2- 15 gal. Toyons, 2- 15 gal. Rhus Ovata and 3- 4BTF Min. Canary Island Date Palms provided by J. Becker).

- b. **ClearWire Westview High School Wireless Project (Action Item) – Becky Siskowski**
ClearWire is working with Sprint to roll out Sprint's 4G technology. Sellers stated that the Telecomm Committee unanimously voted this project out of committee without a recommendation; worked with the applicant to develop the project and be heard by the full board.

Siskowski stated the project consists of 3 existing light standards adding 1 antenna inside each (1 antenna inside each presently) and a 12" square box (pizza box shape) on the outside of each pole for microwave.

- Becker inquired whether height placement of the box on the pole is technology dependent? Siskowski stated that box must sit below the antenna on this pole, not block. The microwave must have a straight line of site to Evergreen Nursery. The BTS cabinet is going inside existing shelter.
- Becker inquired if additional landscaping was added in the project plan but Siskowski said that no landscaping was added. Becker added that the hillside is pretty worn and could benefit from additional materials of existing variety. It could be provided by ClearWire and maintained by PUSD. Discussion about existing irrigation.
- Bende inquired if shelter was fully enclosed adding that he is against cell facilities being installed on school sites. Siskowski stated the Nextel shelter being used is fully enclosed.
- Becker recommends 5 additional 5 gal trees like the ones shown in the photo sims be added to the motion.

Motion: To approve the ClearWire Westview High School Telecomm project as presented with the condition of the addition of landscaping (5- 5gal trees of the kind existing) added at the base of poles. M/S/C – Becker/Spurr/Discussion.

- B. Diehl inquired how can we task PUSD with maintaining the new landscape? Personally can't support that. Becker stated that PUSD benefits from the new landscaping and the fees generated by Sprint. Sellers argued that the City can force landscaping on the project.
- Bende asked for clarification, Siskowski confirmed that Sprint does have a lease agreement with PUSD. It was noted that the revenue goes into the district's General Fund, not a site specific fund.

Sellers called for the vote. Motion was Approved, 9 in favor – 4 against – 0 abstentions – 0 recusals.

- Sandstrom inquired where we (RPPB & community members) could get research information on this new microwave technology. Siskowski stated that she would email the FCC website to RPPB's Secretary to share with our email list.

c. **ClearWire Black Mountain Wireless Project (Action Item) – Becky Siskowski**

American Towers Corporation is owner of site and tower, leasing to telecommunication companies. The project consists of 3 panel antennas plus 7 microwave dishes on existing tower with one cabinet being installed on the outside of compound.

- Bende asked if they are removing old technology; Siskowski's response was no. This project is apart from Sprint, leasing directly from ATC; if ClearWire has their own lease they can place antennas lower on the tower.
- Becker asked about placement on tower. Siskowski added they are adding new antenna on existing tower (approx. 80'), Verizon is at the top, then their equipment and Nextel is below. Discussion about equipment sizes.
- Becker inquired about new screening as the site is barren. No plans for landscaping or screening on Black Mountain to allow for maximum exposure.
- Sellers stated that Karen Lynch Ashcraft was asked about getting a list of all lease holders and the expiration of existing leases on this privately owned property. City staff is researching the leases and taking a look at it. The chain link fence does not go beyond property line as presented in the sims and noted in an email (exhibit attached). There is no visual impact from the community, but additional projects will be coming forward. Sellers added that he was pleased with the smaller size of new ClearWire technology.

Motion: To approve the ClearWire Black Mountain Wireless Project as presented. M/S/C – Sandstrom/Bende/Discussion.

- Becker inquired if it was necessary to have line of sight because they are using microwaves? Siskowski stated that yes, other users need clear line of sight to see other site's equipment. In the future everyone will probably switch over to microwaves. Verizon's permit expired in 2008; will be coming to RPPB.
- Sellers added that he speculates that ATC is only one who knows who its leasees are. Sellers called for the vote. Approved. 12 in favor – 1 against – 0 abstentions – 0 recusals.

d. **Our Lady of Mt. Carmel Catholic Church Project (Action Item) – David Pfeifer**
Recusals – Keating.

Becker thanked the community (50+ attendees at meeting) for coming tonight and reviewed the process with the church, RPPB and the community to-date. This project has been polished since initial presentation, gone through 3 environmental cycles and will be processed with a mitigated negative declaration. Invited applicant to make their presentation, then open it up to questions.

David Pfeifer stated that the RPPB committee has worked with OLMC and the community to make this a better project, then reviewed OLMC's history.

Project will be completed in 3 phases: 1) construct new church, improvements to parking area and the courtyard, 2) remodel existing and remove 1 of modular buildings, 3) new offices & removal of last 2 modular buildings.

Changes in plan since initial proposal include:

- ~ Stony Creek Rd. set back was originally 15', now its approx. 28' at its closest point (averages 38' setback).
- ~ Lowered height from previous plan; 35' height limit asking for 2 deviations for the

tower & dome. Lowered everything 5'.

- ~ Plan includes 2 rows of street trees within the setback.
- ~ Changed color palette to earth tones, concrete tile roof, copper dome.
- ~ Moved tower nearer to the corner and lowered height to 55' with a smaller footprint from 65' in original plan.
- ~ Proposed to carry the landscape theme to the New Hope Church side of the street. Received 3 comment letters from the City and all DSD required studies/reports have been submitted. Moving forward to the environmental phase whereby the Project will be awarded with a Mitigated Negative Declaration. MHPA conditions in environmental report require checking for nesting of gnat catchers before turning any soil. They are adding 1.8 acres of additional coastal sage and dedicating an easement to the city for open space (protected habitat).

Father Pat Solvo added that the existing facility is used as a church and meeting space. This parish has been working toward building a dedicated worship space. Its more than just a building, it's a spiritual & sacred place important to the parishioners.

Pfeifer added that the Rectory (residential unit) is the private home of the pastor and associate paster for his private residence, not to be utilized for church related functions. Deacon addressed traffic concerns with increased parking, and the parish's commitment to filling the parking lot first as best they can, but won't restrict parishioners from parking on the street. Then make sure that street parking is done orderly not blocking driveways.

- Becker requested clarification that the church has a traffic person before & after every service to direct traffic in and out of lot: they will. Hopefully they can mitigate any negative issues to preserve the neighbors' privacy and safety. New Hope Church services do not occur at the same time.
- Keating, representing the church, spoke about the completed comprehensive traffic study which included driveway and intersection counts on the weekdays and Sundays; used SANDAG's 2030 model for comparison, which did not model significant impacts. Improvements include: shift of 2 driveways which will be widened to 24' wide with a shallower slope than existing, driveways will be 2-way, paint curbs red so drivers can line up along side and not block residents who are attempting to get into their neighborhood, and lengthening the left turn lane onto Carmel Mtn. Rd.
- John Powell, landscape architect, stated the plans exceed City requirements. Stony Creek Rd. plan will include 36" box Jacaranda trees (8-10' canopies) on 18' centers and Purple Plum trees behind them on 14' centers; density similar to trees and hedges along Carmel Mtn. Rd.
- Pfeifer summarized that the church has been working on this plan for a very long time. Even with the 1982 original entitlements, the City did not feel there was enough detail and asked them to update their CDP. The site is zoned RS 1-14 with a .6 FAR ratio; will have a .21 FAR ratio (overall density of structure square footage on the property will be about a third of what it could be).
- Public Questions & Comment:
 - ~ Lois Spann thanked RPPB for the hours listening to the neighbors' concerns, but feels there is a bit of deceit in the vision for the past 24 years. OLMC had a wonderful relationship. The plan sacrifices the home owners' properties with the height of the buildings in front of the homes; the large building is still on the corner. Who will be responsible for the plantings, clean up and disruption to

sidewalks if damaged? Appreciates the traffic considerations, but the counts do not show the number of inconsiderate parishioners and their treatment of the neighbors? Out of respect, disappointed in the placement of the main building right on the corner.

- ~ Dale Smith thanked Lois for touching on his similar thoughts. He is a 13 year resident, when buying his home it was disclosed that the church planned to make improvements to the rear of the property. He appreciated that the church worked hard to lower the corner building's height, even though view is not guaranteed (CA law), he is concerned his property value will lose potentially \$100,000 - \$150,000. Mr. Smith asked that all building codes be followed and would have liked a presentation on property value/impact from Real Estate agents. He loves the idea of having a church across the street, but added that God doesn't care if you have a building to pray in. The plan may not be as big as originally planned, but he is still not sold on it.
- ~ Jane Englebert stated that one of the features of her property was why she purchased it – view across to the mountains. She knew there would be changes, but based on her experience with church traffic, she asked that parishioners be considerate to homeowners. This is a great intrusion on our neighborhood that will affect our quality of life and decrease in their property values.
- ~ Pat Silva, a parishioner for 35 years, stated that the church and the traffic have been there for 24 years and the new church has been a dream of the parish. Widening the driveways should help, she understands that traffic increases at services. Was not aware of issues neighbors have encountered with traffic.
- Board Member Questions:
 - ~ Murphy inquired why the largest structure was not planned on the back of the property to be able to continue services throughout construction (phasing). Becker added that the project needs to be phased to continue operations. Pfeifer replied that the soil on the back section is not stable enough to place the structure, fire access issues and it's next to the MHPA which would create a negative impact. Murphy asked why it couldn't be built in the existing structure's location? Becker added that various ideas were presented based on restrictions/operational aspects resulting in placing the new structure on the corner which also allows pedestrian traffic to mingle. Murphy suggested moving the parking toward Carmel Mtn. Rd. with access from Carmel Mtn. Rd. Pfeifer & Becker replied that the City would not allow access from Carmel Mtn. Rd. due to slope & habitat.
 - ~ Spurr expressed his appreciation for the committee's work in developing the sanctuary with a reduced height and increased setbacks as well as landscaping; tough site to work within.
 - ~ Politte stated her appreciation for the work the committee has done to achieve a better project, but what she is hearing tonight is that the neighbors still have concerns about the traffic issues. Suggested that the church do a better job of instilling upon the parishioners that this (traffic concern) is important if they don't want to have an ongoing fight each year; that people act like Christians coming in and out of the church.
 - ~ Diehl asked for clarification on permit deviations being asked for. Becker stated that the height deviation being asked for is 55' to get the extra steeple height. 3 permits: CUP will restrict hours of operation, etc., PDP will control heights,

exceptions, etc., and the SDP will control environmental issues. What about signage? Pfeifer stated the proposed signage will be on concrete walls with stucco finish and face lit.

- ~ Sellers asked for clarification on height of tower & cross. Dome height 50' and cross would reach 55' total height on tower. Materials would be aged copper on the dome, rendering presented is an accurate representation of the tone of the copper.
- ~ Dale Smith (neighbor) commented that the existing grade compared to the planned grade was different, but could be lowered more to decrease the height of the dome even more.
- ~ Sandstrom stated that the tower was moved away from neighbors and lowered with a tiered back structure is a good compromise. Has experienced the bad behavior of parishioners and the traffic. Parking issues require all parties to be good neighbors and he thanked Keating for a good job with traffic/parking design changes.
- ~ Bende stated that as an 8 year member of RPPB, he was aware of the church's plan to move and develop a new church in Carmel Valley; but due to site restrictions/considerations OLMC had to return to their original site for the new church. Bende stated that he felt the concerns of community and RPPB had been adequately addressed but recommended the additional condition to install a yellow blinking light on westbound side of Carmel Mtn. Rd. for safety.
- ~ Rhodes stated that as the largest undeveloped land holder in Rancho Peñasquitos, he worked closely with the church in reference to their Torrey Highlands site. He added that the site is still enjoined by a judge due to environmental MHCP issues. He stated that the church was a good group to work with adding that this site was where they had originally planned to build their church and is in support of their proposed plan because they have done an excellent job with the site limitations. If you go out and convenience yourself by inconveniencing someone else, you have missed the message of the sermon.
- ~ Barker stated that he could sympathize with the adjacent homeowners because he will be looking at the 2nd story balconies of Cresta Bella's 33 new apartment buildings where he presently has a view of the mountains. He added that OLMC has made more changes than any other developer since he began attending RPPB meetings.
- ~ Spelta inquired about changes to traffic signal times. Keating stated that green signal programming on Sunday would be longer to allow the flow of traffic in and out. Spelta also asked if there is an architectural standard used in approving other churches around San Diego. Pfeifer replied that other churches in San Diego vary in height, 70' & 60' examples were mentioned. Bende added that Land Development Code recognizes accent elements such as the steeple of a church.
- ~ Dale Smith (neighbor) asked if in the planning phase whether another property might have been considered for a swap. Becker stated that their Carmel Valley site was looked at and there are no other sites within the community. Sandstrom added that if they could find and trade for a suitable parcel, this site would remain a religious facility and the neighbors could encounter a radically worse scenario. Smith was still concerned about egress onto Stony Creek. Keating stated that they did look at that issue and traffic will technically merge out onto Stony Creek with

direction. Through traffic will have the right-of-way.

- ~ Jane Englebert inquired that as we move forward into the construction phase, will there be assurances that any damage to public right-of-ways and neighbors properties will be repaired to City standards? Becker stated that part of the approval process, they will be required to repair any damaged public/private properties. Pfeifer stated that during construction, the site superintendent will be available if neighbors have issues; possible weekly meetings with neighbors.
- ~ Becker added that dust control will be required and the hours of construction will be 7:00am – dusk, per City requirements.

Based on the Land Use Committee's recommendation from tonight's committee meeting and further discussion during this meeting, the following motion was presented.

Motion: To approve the project as proposed pending the following conditions are met:

- 1) The items in the proposed MND can be implemented. (Acoustical analysis, biological analysis, etc.) and an EIR is not needed.
- 2) Physical improvements:
 1. The driveway curb cuts and the onsite parking are acceptable by the City Engineer and the Planning Dept.
 2. Jacaranda trees shall be provided on the west side of Stony Creek Rd. to match the trees on the eastside of Stony Creek Rd. pending the acceptance of the abutting property owner.
- 3) Maintenance:
 1. All landscaping shall be maintained in a viable growing condition as proposed in the Landscape Concept Plan for the duration of the CUP/PDP/SDP.
 2. Maintenance of the trees on the west side of Stony Creek Rd. shall be requested of the abutting land owner.
- 4) Operation:
 1. A church representative agent will be provided during peak assemblages (as Christmas, Easter, 3 day Carnival in Sept.) to direct traffic into and out of the proposed parking lot filling it first, prior to overflowing on the residential public street. This shall also occur if the neighboring church has peak assemblages simultaneously.
 2. The Parish residence (Lot 38) will remain for single family use only.
 3. The noise levels shall not exceed the levels acceptable in the pending acoustical report.
 4. Applicant shall provide a yellow flashing light for signal ahead subject to the approval of the City Engineer.

M/S/C – Becker/Bende/Discussion.

- Bende noted that this project is a process 4, and if staff approves the project it will go before the City of San Diego Planning Commission with our recommendations. If you live within 300' of the project you will get notice of the pending hearing. Sellers/Politte added that meetings are public and anyone can attend the meeting and speak; check the City website for posted notices.
- Sellers added that he was proud of board for doing its job, on behalf of the community these members have donated hours and hours of professional time in the best interest of the citizens. The applicant has worked hard to incorporate changes recommended; courteous – good neighbors.

Sellers called the vote. Approved 11 in favor – 0 against – 1 abstention (Shoecraft – OLMC member) – 1 recusal (Keating).

8. REPORTS.

a. Chair Report – Charles Sellers

- Distributed the Environmental Services Dept. Oil & Auto Waste Recycling Collection Events flyer – local collection location is Mira Mesa High School on 2/6/10 from 9am - 1pm.

- An issue that arose, which he apprised the Council District office about is a lawsuit trying to overthrow campaign finance laws; presently in federal court to overturn City Ordinance.

b. Vice-Chair Report – Jon Becker

- Heverly is working on getting a rep from RPPB back onto the PQ Canyon CAC Board. Seat was eliminated when Bylaws were revised because we haven't sent anyone for a while. Heverly added that when the CAC restarts, At-Large positions will be available. RPPB wants a permanent seat because of the proximity of the Canyon and funds that PQ has provided in the past for Canyon projects. Heverly will check into when their bylaws changed eliminating RPPB's seat, how it was noticed and approved as well as get a copy of the new Bylaws to RPPB for review.

c. Secretary Report, Jeanine Politte – no report.

d. Standing Committee Reports:

➤ Land Use (Jon Becker) – no additional projects to report on.

➤ Telecomm (Lynn Murphy)

- Committee will meet on Feb. 11th due to PUSD vacation schedule.

- Upcoming projects include: ClearWire Ragweed, ClearWire Evergreen Nursery, ClearWire Canyonside Park & Verizon Black Mtn.

- Diehl stated that Telecomm projects in the parks have never come before the Rec Council, due to its location within the park, they must present to Park & Rec. Sellers suggested that we send Siskowski to the next Park & Rec Council meeting in February after she presents at the Feb. 11th Telecomm Committee Meeting.

- Sellers recommended that the committee notify neighbors near the Ragweed x Spindletop site that the project is coming before the committee. This project has a full equipment shelter, will replace an existing light standard and add a retaining wall.

- Sellers will invite Karen Lynch Ashcraft to the March 3rd meeting to present on the City's plans and expectations for telecomm replacement as this is the 1st replacement in Rancho Peñasquitos. Murphy added that any decision we make is precedent setting and wants to hear the City's plan before hearing the project. Group was in agreement on pushing ClearWire Ragweed to the March 18th committee meeting.

e. Ad Hoc Committee Reports:

➤ Bylaws/Elections (Joost Bende)

- Diehl reported that the elections will be held March 3, 2010 for the even number seats plus Renter-at-Large in PQ, even numbered seats in each Black Mtn. Ranch & Torrey Highlands. Locations/Times: Hilltop Park from 1:00-4:00pm and at Doubletree Golf Resort at the RPPB Meeting from 6:30-7:30pm. Politte will email a last minute request for candidates with application/requirements and announce the election via our email contact list at the conclusion of the meeting tonight.

➤ Community Funds (Bill Diehl)

- Diehl reported that funds remained from projects now complete; will meet with Clay Bingham to discuss using for park tot lot upgrades and dog park improvements while prices are low. Brief discussion about types of improvements needed at the dog park. Approx. amounts remaining from the following projects:
 - 1) Hilltop Park Phase III - \$200,000 (portion was Community funds for tot-lot)
 - 2) Light Project at Canyonside Park - \$93,000
 - 3) Dog Park - \$5,000
 - Fire Protection (Dennis Spurr)
 - Grant applications for FY 2011 are due 2/26/10, to be awarded June 14th. Everything is on track to get Council's application in on time for a grant to help with brush reduction. Letters of commitment have been requested and are being received.
 - Bende asked if Fire Dept. has done any brush surveys? Shoecraft stated that he walked to do his surveys. Diehl added that the Park Board received a Brush Clearing Update – of the 590 acres to be cleared, approx. 300 acres are completed. PQ is ranked #10 on the priority list.
 - Cresta Bella (Dan Barker)
 - Politte & Spurr reported on the mud slide(s) caused by the excessive rains the end of January at Cresta Bella. Grading had been done and the rains allowing water to pool causing a mudslide blocking 2 lanes of Carmel Mountain Rd. Mud was cleaned up fairly quickly but local community concerns were that the taxpayers wouldn't get stuck with the cleanup bill and El Niño's potential to create a similar environment for future slides. Heverly is looking into the cleanup at Politte's request.
 - Sellers reported that Cresta Bella will be proposing plans for monument signs in the near future (Process 2).
 - Our Lady of Mt. Carmel (Jon Becker) – no additional report.
 - Transportation (John Keating)
 - Keating first wanted to thank Becker for his leadership with the OLMC project review.
 - Keating attended a SANDAG meeting on SR 56 Bike Paths at the request of Jim Lundquist (City of San Diego). SANDAG threatened to take the money set aside for Bike Paths. Keating testified that Rancho Peñasquitos' contribution was set aside specifically for the Black Mtn. Rd. bypass. City staff stated they will get the project underway as soon as possible. Becker asked if SANDAG will contribute or if money is set aside for the paths; SANDAG does have money set aside and will run short to complete the project. Sellers added that we need to get them moving with plans endorsed at our November 2010 meeting.
- f. Liaison and Organization Reports:
- Black Mountain Ranch Open Space (Bill Diehl)
 - Diehl reported that he hiked up to the glider port and noted that there is a lot of erosion there and near Black Mtn. Park.
 - MCAS Miramar Community Leaders Forum (Dennis Spurr)
 - January meeting was canceled due to weather.
 - The recent dedication of land for the Fort Rosecrans Cemetery Miramar Annex (northwest corner of Miramar) is scheduled as topic for the next meeting.
 - Recreation Council (Jim LaGrone)
 - Diehl reported the Rec Council is revising their bylaws to comply with the Brown Act.

- Town Council (Mike Shoecraft)
 - Town Council meeting is schedule for Thurs. Feb. 4th with guest Assembly Member Nathan Fletcher.
- Park Village LMAD (Jon Becker)
 - Did not meet; meeting next week to approve budget.
- Peñasquitos East LMAD (Bill Diehl)
 - Diehl reported that we only lost one pine tree at Stargaze on Black Mtn. Rd. during all the rain and strong winds.
 - Budget meeting at Canyonside tomorrow AM; getting vendors approved for monument signs.
- Torrey Highlands LMAD (Morri Chowaiki)
 - Sandstrom reported they suspended assessments for 2010.
 - D.R. Horton continues to turn over more.

The meeting was adjourned at 10:55pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 3/3/2010 – 11 in favor – 0 against – 3 abstentions (Kaneyuki, Halperin, Dumka).

**Our Lady of Mt. Carmel
Project No. 176054**

OWNERSHIP INFORMATION

Owner: The Roman Catholic Bishop of San Diego, A Corporate Sole

Applicant: Reverend Patrick J. Murphy, Pastor